WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36426)

MAR 10820 849

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Stephanie Timm
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF February, 19 98

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Stephanie J. Timm (NAME)	First Trust Mortage Company (NAME)	108-3-300
1207 Cabana Circle (ADDRESS)	6525 Quail Hollow Road (ADDRESS)	3D-91819
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Cabana Associates, a Tennessee, General Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephanie J. Timm, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 80B on the Plan of the Zone Lot Division of Lots 77-81, Patio Villa, Section Four, as of record in Book 6250, Page 823, Register's Office for Davidson County, Tennessee, to which plan specific reference is hereby made for a specific description of metes and bounds.

BEING the same property conveyed to Cabana Associates, a Tennessee General Partnership by deed from Larimore Foster, Jr. of record in Book 7949, Page 199, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

98 MAR -4 AM 8:08

0407505

MAP & PARCEL REFERENCE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Unimproved ( )
This is improved (X) property known as 1207 Cabana Circle, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging; to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unincumbered unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26th day of February, 19 98

Cabana Associates, a Tennessee, General Partnership

By:

Edwin B. Goodall
General Partner

Richard M. Wright
General Partner

BK/ 10820 PG 850

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned _____, a Notary Public within and for the State and County aforesaid, personally appeared RICHARD M. WRIGHT AND and ELLIS B. GOODLOE with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the General Partner and _____ respectively of the Cabana Associates, a Tennessee Partnership the within named bargainor, and corporation, and that he as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee this the 26th day of February 1998.

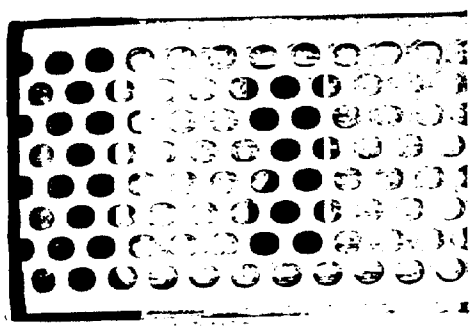
My commission expires 11/28/98

_____
Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE ALAN L. SATURN

Page 2 of 2

9819 03/04 0101 Send To: 23.00



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

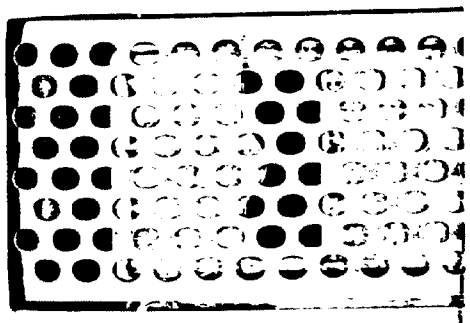
BOOK 10820 PG 851

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CA:T [illegible]
CCA TX [illegible]
PRFEE 1.00
MISED [illegible]
TOTAL [illegible]
CHECK [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK [illegible]



0407505
ENTRY # REFERENCE

98 MAR -4 AM 9:07

No. 1261053