WARRANTY DEED

STATE OF TENNESSEE BOOK 10824 PG 59
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 74,000.00
Wilma Yvonne Wiles
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF February 19 98
Deanie L. Gregory
Notary Public
MY COMMISSION EXPIRES: 5/23/1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY, 223 Madison Street, S. 102, Madison, TN 37115

mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wilma Yvonne Wiles (NAME)	First City Financial Corp. (NAME)	MAP 42
1716 Heritage Glen (ADDRESS)	5445 DTC Parkway, #100 (ADDRESS)	GROUP 8A
Madison, TN 37115 (CITY) (STATE) (ZIP)	Englewood, CO 80111 (CITY) (STATE) (ZIP)	PARCEL 20

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, Norman Hanauer , unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wilma Yvonne Wiles

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. 20 on the Final Plat of Heritage Glen P.U.D., as of record in Book 6900, Page 981, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to Norman Hanauer by deed from Tri-County Builders, Inc. of record in Book 8227, Page 42, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HERITAGE GLEN P.U.D. OF RECORD IN BOOK 7939, PAGE 978, AS AMENDED IN BOOK 8111, PAGE 86; ARTICLES OF INCORPORATION OF RECORD IN BOOK 7939, PAGE 985; BY-LAWS OF RECORD IN BOOK 7939, PAGE 990 AND CHARTER OF RECORD IN BOOK 8108, PAGE 508, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1716 Heritage Glen, Madison, TN 37115
(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 unencumbered, 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 27th day of February 19 98

Norman Hanauer

BOOK 10824 PG 60

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 27th day of February, 19 98.

Commission expires 5/23/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

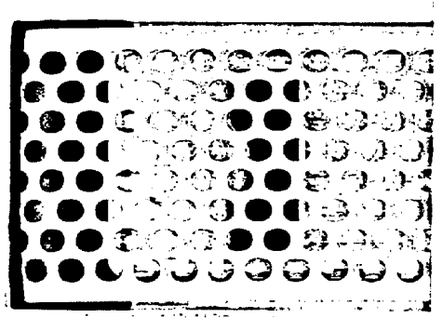
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0408177
IDENTIF. + REFERENCE
98 MAR -5 AM 9:39
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

1341 03/05 0101 CHECK 252.00



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

RECEIVED OF _____ BOOK 10824 PG 61

FOR _____

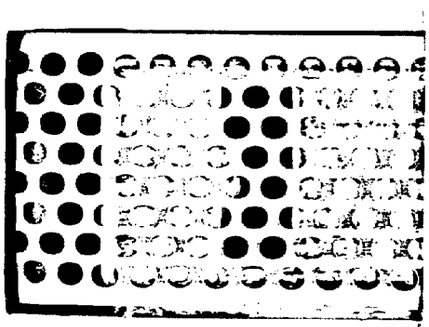
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 74000.00
CON TX 273.80
PRFEE 1.00
WDEED 8.00
[illegible] [illegible]
CHECK 282.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/05/98 01 09:38 0001 1541



0408177
IDENTIF. ← REFERENCE

98 MAR -5 AM 9:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1261768