BOOK 10826 PG 621

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Barbara V Dirks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March 19 98

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: July 12, 1999
(AFFIX SEAL)

mail **THIS INSTRUMENT WAS PREPARED BY**
CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara V. Dirks (NAME)	FIRST TRUST MORTGAGE COMPANY (NAME)	MAP 148-01
241 Willow Lane (ADDRESS)	6525 Quail Hollow (ADDRESS)	PARCEL 57
Nashville, Tennessee 37211 (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, Lonnie M. Tillis, Jr. and wife, Madelyn D. Tillis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara V. Dirks , 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. 48 on the Plan of Hillbrook Subdivision, Section 2, of record in Book 3300, Page 12, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Lonnie M. Tillis Jr. and wife, Madelyn D. Tillis by deed from Thomas H. Jaynes and Frankie E.. Jaynes, Husband and Wife dated November 30, 1992 of record in Book 8801, Page 370, Register's Office for Davidson County, Tennessee.

FINAL ENV.

98 MAR -6 AM 10:33

IDENTIF. → REFERENCE 0408831

unimproved ( )
is improved (X) property, known as 241 Willow Lane, Nashville, Tennessee 37211
(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 our hand s this 3rd day of March 19 98

Lonnie M. Tillis Jr.

Madelyn D. Tillis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lonnie M. Tillis, Jr. and wife, Madelyn D. Tillis

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of March 19 98.

Commission expires July 12, 1999

Notary Public

Ruth M. Foran

RUTH M. FORAN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

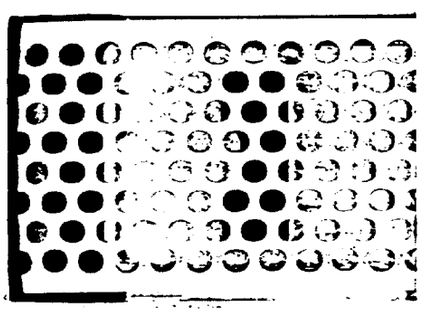
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that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

2046 0705 0110 0000 0



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

RECEIVED OF _____

FOR _____

BOOK 10826 PG 623

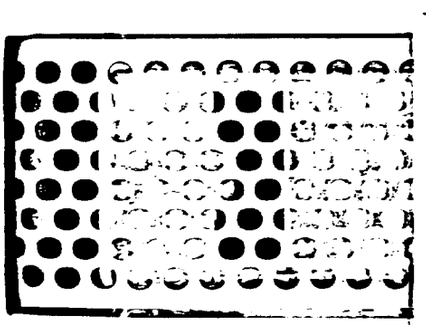
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHRT 50.00+.50
CO+ TX 325.00
PRFEE 1.00
TOTAL 376.50
CHED 376.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/06/98 01 10:32 0001 0045



0408831
IDENTIF. ← REFERENCE

98 MAR -6 AM 10:33

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 1262461