WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES: May 23, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison Street, S. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven F. Higdon (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 61-7
901 Gwynn Drive (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 118
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Calabasas, CA 91302-1613 (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, Ronald E. Nollner and wife, Beverly W. Nollner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven F. Higdon

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:

SEE ATTACHED EXHIBIT A

04 10015
IDENTIF. # REFERENCE

98 MAR -9 PM 4:07

3280 03/09 0101 03CHECK 286.80

unimproved ( )
This is improved (X) property, known as 901 Gwynn Drive, Nashville, TN 37216
(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 6th day of March 19 98

Ronald E. Nollner

Beverly W. Nollner

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 Ronald E. Nollner and wife, Beverly W. Nollner

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 Madison, Tennessee, this 6th day of March, 19 98.

Commission expires May 23, 1998

Diane L. Gregory
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

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 9 of Block "E", on the Plan of Broadmoor, as of record in Book 547, Page 161, Register's Office for said County, to which plan reference is here made for a more particular description of said lot.

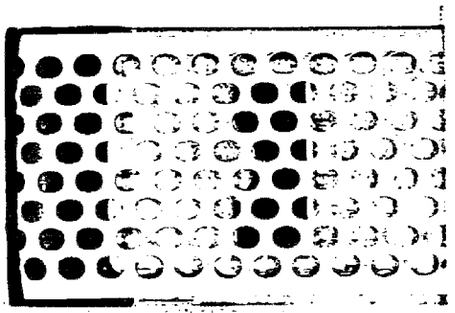
SAID Lot No. 9 fronts 50 feet on the north side of Gwynn Drive and runs back between parallel lines along the east margin of Redwood Street, 150 feet to a dead line.

BEING the same property conveyed to Ronald E. Nollner and wife, Beverly W. Nollner, by deed from Currie M. Roberts, of record in Book 4349, Page 960, Register's Office for Davidson County, Tennessee.

AND, Land in Davidson County, Tennessee, being the easterly 20 feet of Redwood Street as shown on the Plan of Broadmoor as of record in Book 547, Pages 161-162, Register's Office for Davidson County, Tennessee, said strip of land fronts 20 feet on Gwynn Drive and runs, thence, northerly 150 feet with the westerly line of Lot No. 9, Block E, of said plan.

Being the same property conveyed to Ronald E. Nollner and wife, Beverly W. Nollner, by quitclaim deed from Edward J. Pennington, unmarried, which deed is being recorded simultaneously herewith.

Ronald E. Nollner
Beverly W. Nollner



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

RECEIVED OF _____

FOR _____

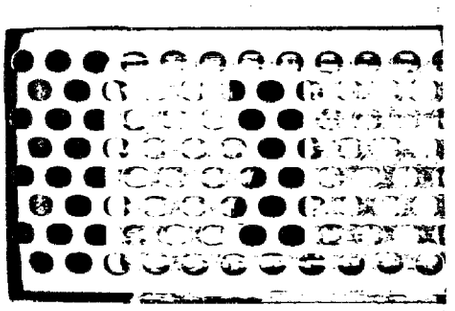
BOOK 10830 PG 171

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 12.00
TOTAL 286.80
CHECK 286.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03/07/98 01 26 08 6001 3280



04 10015
IDENTIF. & REFERENCE
98 MAR -9 PM 4:07
REGISTER
DAVIDSON COUNTY, TN

No. 1263681