BOOK 10846 PG 615

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES: 9/23/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TERESA DORIAN (NAME)	COUNTRYWIDE HOME LOANS, INC. (NAME)	MAP 62-13
4023 MOSS ROSE DRIVE (ADDRESS)	155 N. LAKE AVENUE, P.O.BOX 7137 (ADDRESS)	PARCEL
NASHVILLE, TN 37216 (CITY) (STATE) (ZIP)	PASADENA, CA 91109-7137 (CITY) (STATE) (ZIP)	105

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, JAMES R. JAGELS AND WIFE, GARNETT R. JAGELS, AND JANE K. JAGELS, UNMARRIED, BY AND THROUGH JAMES R. JAGELS, ATTORNEY IN FACT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TERESA DORIAN, 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:

Situated in Davidson County, Tennessee, being Lot No. 1 on the Map of Moss Rose Heights Subdivision as of record in Book 1424, page 109, Register's Office for said County, and described as follows: Beginning at a point in the west margin of Moss Rose Drive at the corner of Lots Nos. 1 and 2; thence with the line between said lots westerly 200 feet to the East line of Lot 29; thence with the line between Lots 1 and 29, northerly 117 feet to the South margin of Claypool Avenue; thence with the margin of the same easterly 15.9 feet to a concrete monument, and continuing with the margin of the same easterly 173.44 feet to the beginning of a curve; thence around said curve southeasterly 31.13 feet to the margin of Moss Rose Drive; thence with the margin of the same southerly 80.3 feet to the beginning.

INCLUDED in the above description, but EXCLUDED FROM THIS CONVEYANCE, is a portion of the above described property conveyed to Gerald W. McLaughlin and wife, Neil A. McLaughlin by deed dated February 1, 1955, from Chester D. Boyles and wife, Marjory S. Boyles, as of record in Book 2395, page 316, Register's Office for Davidson County, Tennessee, and described as follows:

Being the westerly part of Lot No. 1 on the Map of Rose Heights Subdivision, Section II, extended as of record in Book 1424, page 109, Register's Office for Davidson County, Tennessee.

Said part of said lots front 17 feet on the south side of Claypool Avenue and runs back between lines 117 feet on the west line and 117 feet, more or less, on the east line to the north line of Lot No. 2 on which it measures 8 feet.

Being the same property conveyed to JAMES R. JAGELS AND JANE K. JAGELS,

CONTINUED

unimproved ( )
This is improved (X) property, known as 4023 MOSS ROSE 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 18th day of March 19 98

JAMES R. JAGELS

JANE K. JAGELS

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 JAMES R. JAGELS AND WIFE, GARNETT R. JAGELS

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 GOODLETTSVILLE Tennessee, this 18th day of March, 1998.

Commission expires 9/23/00

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

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, JAMES R. JAGELS, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact for JANE K. JAGELS, and is authorized by JANE K. JAGELS, to execute this instrument on her behalf.

Witness my hand and official seal this the 18 day of MARCH, 1998.

NOTARY PUBLIC

My commission expires: 9/23/00

98 MAR 20 AM 9:21

ELIZABETH LAMB REGISTER
DAVIDSON COUNTY, TN.

0414594

DEED REFERENCE

LEGAL DESCRIPTION CONTINUATION

UNMARRIED PERSONS by Deed of record in Book 9648, page 906, Register's Office for Davidson County, Tennessee.

JAMES R. JAGELS executes this instrument as Attorney in Fact for JANE K. JAGELS pursuant to Limited Power of Attorney recorded simultaneously herewith.

GARNETT R. JAGELS joins in this conveyance for the purpose of conveying any right, title or interest, which she may have, marital or otherwise, in and to subject property.

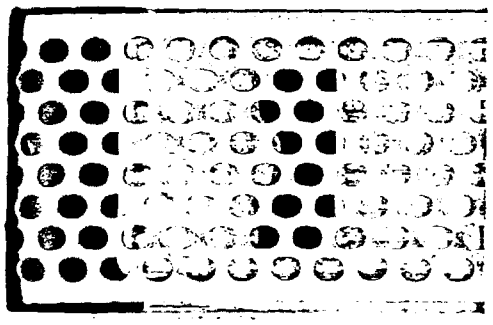
JAMES R. JAGELS

GARNETT R. JAGELS

JANE K. JAGELS

BY:
JAMES R. JAGELS, ATTORNEY IN FACT

8403 03/20 0101 03CHECK 340.



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

RECEIVED OF _____

FOR _____

BOOK 10846 PG 618

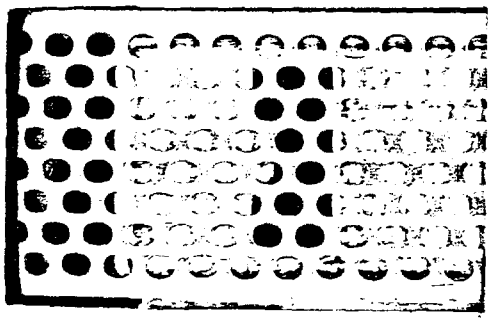
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	88500.00
CON TX	327.45
PRFEE	1.00
WDEED	12.00
TOTAL	340.45
CHECK	340.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/20/98 01 09:21 0001 8403



0414594
IDENTIF. & REFERENCE

98 MAR 20 AM 9:23

FELIX Z. WILSON - REGISTER
DAVIDSON COUNTY, TN.

No. 1268748