Box 1

WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.
My Commission Expires Oct 9, 1999

STATE OF TENNESSEE
COUNTY OF Davidson — 10854 PG 356
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Jeffery V. Burton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3/20/98.

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery Burton	Tucker Federal Bank d/b/a Prime Lending	136-10B69
(NAME)	(NAME)	
3559 Seneca Forest Drive	P.O. Box 211788	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Augusta,Georgia 30917-1788	
(CITY) (STATE) (ZIP)	(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, **MARY ANN MANALAC, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFERY BURTON** 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:

Being Unit 28A on the plan of A Revision of Lots 21-32, 39 and 40 on Condominimum Site plan lots 21-40, Section 5, Priest Lake Forest as of record in Plat Book 6250, Page 49 as amended in Book 9680, Page 157 Register's Office, Davidson County, Tennessee.

Being the same property conveyed to ~~Jeffery V. Burton~~ Mary Ann Manalac by deed of record in Book 9901, Page 198, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Mary Ann Manalac by Leila Paulett Biggers as her Attorney-in-Fact pursuant to recorded Power of Attorney of record in Book 10854 Page 355, in the Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved (X) property, known as 3559 Seneca Forest Drive, Nashville, TN 37217
(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 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/our hand(s) this 20th day of March, 1998.

IDENTIF. & REFERENCE 04 16800
98 MAR 26 AM 8:20
KEEX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

Mary Ann Manalac
Mary Ann Manalac

By Leila Paulett Biggers
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Mary Ann Manalac, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 20th day of March, 1998

Commission expires: October 9, 1999

0774 03/26 0101 03CHECK 297.60

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

Lori Holloway — Notary Public

State of Tennessee
County of Davidson

On this 20th day of March, 1998, before me personally appeared Leila Paulett Biggers, the person who executed the foregoing instrument on behalf of Mary Ann Manalac and acknowledged that she executed the same as the free act and deed of the said Mary Ann Manalac granted her by the said Mary Ann Manalac.

My Commission Expires Oct 9 1999

Commission expires: _____

Lori Holloway
Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 10854 PG 357

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 78000.00
CON TX 288.60
PRFEE 1.00
WDEED 8.00
TOTAL 297.60
CHECK 297.60

03/26/98 01 08:19 0001 0774

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0416800
IDENTIF. # REFERENCE

98 MAR 26 AM 8:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1271066