BOOK 10863 PG 231

18-F

This Instrument Prepared by F. Brice
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

STFM-08352

WARRANTY DEED

THIS INDENTURE, made this 12th day of March, A.D., 1998, between SCOTT E. GALPIN and PATRICIA A. GALPIN

Tennessee, First Parties, and
ELEANORE F. WALKER, JOSEPH T. HARTMAN, TERRELL R. JOHNSON, ROBERT W. BUGEL AND GEORGE E. MCCARTY, TRUSTEES UNDER DECLARATION OF TRUST DATED MARCH 1, 1990

Pennsylvania, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of ONE HUNDRED THIRTY TWO THOUSAND TWO HUNDRED FIFTEEN AND NO/100---- ----------($132,215.00---------- --------) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

WE

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Caldwell Country Estates, Section II, of record in Plat Book 2663, page 128, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same premises which Marjorie E.C. Jordan, unmarried, by Deed dated 11-01-96 and recorded in Davidson County, Tennessee in Deed Book Volume 10263, Page 44&c., granted and conveyed unto Scott E. Galpin and Patricia A. Galpin, in fee.

98 MAR 31 PM 3:34
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
04 19 95

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except PLEASE SEE EXHIBIT "A" ATTACHED HERETO

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

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IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) Scott E. Galpin (L.S.)

_____(L.S.) Patricia A. Galpin (L.S.)
Patricia A. Galpin

STATE OF TENNESSEE }
COUNTY OF }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **SCOTT E. GALPIN and PATRICIA A. GALPIN**, the within named bargainor, 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 office, in Shelby County, this 12 day of March 19 98

Carolyn L. Poteet
Notary Public
Carolyn L. Poteet

CAROLYN L. POTEET NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN.

My Commission expires 5-23-2000

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER ELEANORE F. WALKER ET AL
ADDRESS Two Devon Square, 744- W. Lancaster Avenue
Wayne, PA 19087-2594

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
SAME
ADDRESS _____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $132,215.00. Affiant

Subscribed and sworn to before me this 27th day of March 19 98

Notary Public

MY COMMISSION EXPIRES: 05-28-2000

DENISE G. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT 'A'

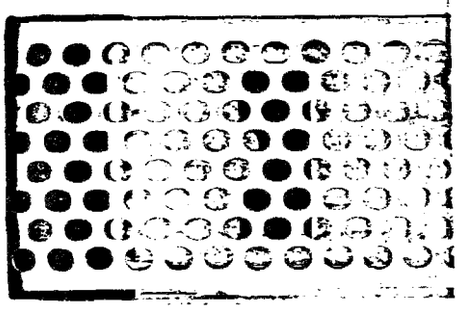
1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 147-06-0, PARCEL 181.00).

2. All matters as set forth on the Plan of record in Plat Book 2663, page 128, said Register's Office, which plan includes a 50-foot minimum building setback line from TIMBERDALE COURT; a 10-foot public utility and drainage easement along the BACK lot line; and a 2.5 X 30-foot UTILITY ANCHOR EASEMENT easement on the southeast corner of said lot. The owner's certificate was amended in Book 3130, page 555, and Book 3130, page 584, said Register's Office.

3. Restrictive Covenants recorded in Deed Book 1788, Page 108, as amended in Book 2907, page 93, Book 2921, page 87, Book 2921, page 601, Book 3096, page 10, Book 3281, page 605, and Book 3311, page 233, Register's Office for DAVIDSON County, Tennessee.

4. DEED OF TRUST from SCOTT E. GALPIN AND WIFE, PATRICIA A. GALPIN, to MICHAEL T. BATES, Trustee, of record in Book 10253, page 47, said Register's Office, to secure to THE HUNTINGTON MORTGAGE COMPANY the payment of one note dated NOVEMBER 7, 1996, in the original principal amount of $118,750.00, due and payable as set forth therein.

3298 03/31 0101 03CHECK 502.20



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

RECEIVED OF _____

FOR _____

BOOK 10863 PG 234

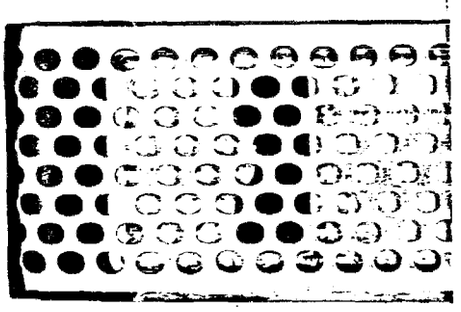
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
132215.00
CON TX 489.20
PRFEE 1.00
MISC 12.00
TOTAL 502.20
CHECK 502.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/31/98 01 15:36 0001 3298



0419195
IDENTIF. & REFERENCE

98 MAR 31 PM 3:34

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1273565