SPECIAL WARRANTY DEED BOOK 10876 PG 398

Address New Owner:	Send Tax Bills to:	Map and Parcel Nos.
Ben Pat Adams and wife, Gwendolyn Adams 607 Fatherland Street Nashville, TN 37206	Same as New Owner	Map 52-1 Parcel 292

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **EQUIVANTAGE, INC.** ("Grantor"), has bargained and sold, and hereby transfers and conveys to **BEN PAT ADAMS AND WIFE, GWENDOLYN ADAMS** ("Grantee"), their successors, heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to Grantees, their successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Any and all restrictions, easements, setback lines, conditions, etc. as may be set forth on the plat of Madison Park Subdivision, Block L of record in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantees, their successors, heirs, and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this the 3rd day of April, 1998.

EQUIVANTAGE, INC.

By: Carolyn B. Andrew

~~Dawn Jansen~~ Carolyn B. Andrew

TITLE: Sr. Vice-President

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

7028 04/07 0101 03CHECK 131.40

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

98 APR -7 AM 11:16

0422709

IDENTIFICATION REFERENCE

BOOK 10876 PG 399

STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Carolyn B. Andrew with whom I am personally acquainted and who upon her oath acknowledged himself to be the Sr. Vice-President of EQUIVANTAGE, INC. the within named bargainor, a corporation, and that she as such Sr. Vice-President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Carolyn B. Andrew as such Sr. Vice-President.

Witness my hand and official seal at office at Houston, Texas, on this the 3rd day of April, 1998.

Notary Public

JUDY A. TIDWELL
MY COMMISSION EXPIRES
May 28, 2001

My Commission Expires:_____

STATE OF TEXAS
COUNTY OF HARRIS

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $32000.00

EQUIVANTAGE, INC.

BY: Carolyn B. Andrew
Carolyn B. Andrew
Sr. Vice-President as
Affiant

Sworn to and subscribed before me
this the 3rd day of April, 1998.

Notary Public

JUDY A. TIDWELL
MY COMMISSION EXPIRES
May 28, 2001

My Commission expires: _____

Mail

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING COMPANY
223 MADISON STREET, S. 102
MADISON, TN 37115

EXHIBIT "A"

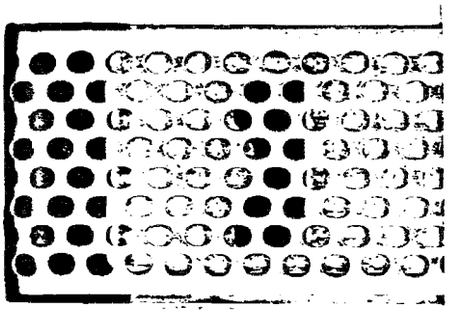
BOOK 10876 PG 400

Land in Davidson County, Tennessee, being part of Lot No. 14, Block L, on the Plan of Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 14 fronts 100 feet on the southwesterly side of Idlewild Drive (formerly Lanier Avenue) and extends back 200 feet to a dead line and measures 100 feet thereon, being the northerly 100 feet of 250 feet of Lot No. 14 conveyed to Lula H. Johnson by deed from A. H. Vaughn et al of record in Book 2107, Page 445, said Register's Office.

Being the same property conveyed to EQUIVANTAGE, INC. by Trustee's Deed from Robert M. Wilson, Jr., Successor-Trustee, which deed is of record in Book 10758, Page 953, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 710 IDLEWILD DRIVE, MADISON, TN 37115



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

RECEIVED OF _____

FOR _____

BOOK 10876 PG 401

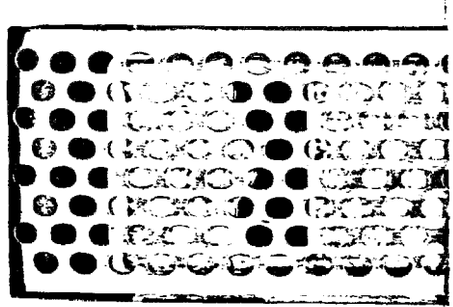
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 32000.00
CON TX 118.40
PRFEE 1.00
WDEED 12.00
TOTAL 131.40
CHECK 131.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/07/98 01 11:15 0001 7028



0422709
IDENTIF. # REFERENCE

98 APR -7 AM 11:15
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1277264