PREPARED BY AND RETURN TO: BOOK 10579 PG 761

Lender's Title & Escrow LLC
783 Old Hickory Blvd. Suite 103/East
Brentwood, TN 37027
Ph. (615) 376-2261 Fax (615) 376-2265

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John S. Thompson Angela G. Thompson 1125 Duncanwood Drive Nashville, TN 37204	Fleet Mortgage Corp. P.O. Box 100562 Florence, SC 29501

TAX MAP - PARCEL NUMBERS: 131-8-16

WARRANTY DEED

THIS DEED, made and entered into this the 31st day of March, 1998, by and between GERENA M. CHRISTIAN, unmarried, hereinafter known as the Party of the First Part, and JOHN S. THOMPSON AND WIFE, ANGELA G. THOMPSON, hereinafter known as the Parties of the Second Part;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the party of the first part has bargained and sold and do hereby grant and convey unto the parties of the second part, their heirs and assigns, with covenants of general warranty of title, the following described property located in Davidson County, Tennessee:

BEING Lot No. 51 on the map of Duncanwood, as of record in Book 1424, page 139, Register's Office for Davidson County, Tennessee, to which mpa reference is hereby made for a more complete description.

SAID Lot No. 51 fronts 108 feet on the south side of Duncanwood Drive and runs back between lines 191.6 feet on the west line and 193.6 feet on the east line to a dead line in the rear on which it measures 108 feet.

BEING the same property conveyed to Gerena M. Christian by Deed from Kenneth Graves and wife, Martha R. Graves of record in Book 4228, page 314. Also acquired by Quitclaim Deed of record in Book 5793, page 483.

TO HAVE AND TO HOLD unto the parties of the second part, their heirs and assigns, forever.

The party of the first part, for herself, her successors and assigns, covenant that she is lawfully seized and possessed of the property hereby conveyed; that she has a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that she will execute such further assurances of title as may be reasonably required, and that she will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties hereto that all taxes for the year 1998 shall be prorated between them as of the date of this deed and shall become the responsibility of the parties of the second part when they become due and payable.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS the following signature on this day and year first above written.

Grantors:

Gerena M. Christian
GERENA M. CHRISTIAN

STATE OF TENNESSEE:
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, GERENA M. CHRISTIAN, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 31st day of March, 1998.

My commission expires:
March 17, 2002

C. Schroeder
Notary Public

STATE OF TENNESSEE:
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $166,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand and official seal, this the 31st day of March, 1998.

Angela L. Thompson
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 31st day of March, 1998.

My commission expires:
March 17, 2002

C. Schroeder
Notary Public

MAIL ENV.

1994 0108 01 03CHECK 623.20

98 APR -8 PM 3:59

04235714

IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10879 PG 763

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	
				166000.00
			CON TX	614.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	623.20
			CHECK	623.20
04/08/98	01		16:00 0001	1994

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0423574
IDENTIF. & REFERENCE
98 APR -8 PM 3:59
REGISTER
DAVIDSON COUNTY TN

No. 1278178