BOOK 10889 PG 177 FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Alfred W. Laney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April 19 98

PATRICIA NICHOLLS NOTARY PUBLIC DAVIDSON COUNTY, TENN. AFFIX SEAL LARGE

Notary Public

MY COMMISSION EXPIRES: March 24, 2001

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfred W. Laney (NAME)	First Trust Mortgage Company (NAME)	MAP0149-4
264 Sailboat Drive (ADDRESS)	P.O. Box 17257 (ADDRESS)	PARCEL 226
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (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, Davene P. Ingram, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alfred W. Laney and wife, Claudette Laney

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 Lot No. 317, on the plan of Edge-O-Lake Estates, Section IX, of record in Book 3700, Page 131, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 317 fronts 80 feet on the southeasterly margin of Sailboat Drive and extends back between parallel lines, 150 feet to a dead line in the rear on which it measures 80 feet.

BEING the same property conveyed to Davene P. Ingram by Quitclaim deed from Robert W. Ingram, of record in Book 9727, Page 923, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4145, Page 195, Register's Office for said County.

98 APR 16 PM 1:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RECEIVED FOR RECORD

042634

unimproved ( )
This is improved (X) property, known as 264 Sailboat 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 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 my hand this 14th day of April 19 98

Davene P. Ingram

Davene P. Ingram

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 Davene P. Ingram, unmarried

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of April, 1998.

Commission expires March 24, 2001

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

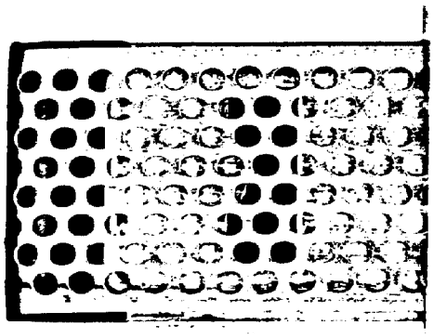
Before me, ____, a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____, with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ 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

4959 04/16 01:01 03CHECK 489.63



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

RECEIVED OF _____

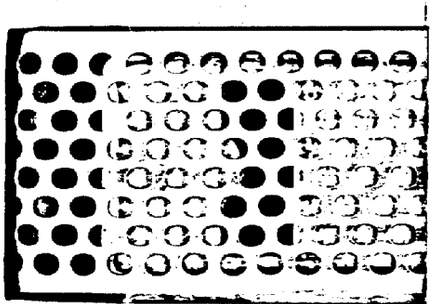
FOR _____

BOOK 10889 PG 179

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 129900.00	
			CON TX 480.63	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 489.63	
			CHECK 489.63	
04/16/98	01		13:36 0001 4959	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0426346
IDENTIFICATION REFERENCE

98 APR 16 PM 1:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1281110