BOOK 10890 PG 359

WARRANTY DEED

FROM: Ray Nicholson and wife, Linda Nicholson

TO: Rhonda Gail Stout and Biagio Sosta

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $58,073.83

Biagio Sosta
Affiant

Subscribed and sworn to before me this 16th day of April 1998.

My Commission Expires: 03-25-2000

Notary Public

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NAME/ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Rhonda Gail Stout and Biagio Sosta 217Duling Avenue Madison, Tennessee 37115	Regions Mortgage 605 South Perry Montgomery, AL 36101	43-9-251 11D 55850

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FOR AND IN CONSIDERATION OF the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, Ray Nicholson and wife, Linda Nicholson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rhonda Gail Stout and Biagio Sosta, unmarried, Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 24, Block "B" on the plan of Woodlawn Estates, of record in Book 843, page 82, Register's Office for said County.

Said Lot No. 24 fronts 50 feet on the northerly margin of Duling Avenue and extends back between parallel lines 165 feet to a dead line in the rear.

The purchase price includes the assumption and agreement to pay the unpaid balance of a certain indebtedness in the original principal amount of $54,000.00 payable to the order of SunTrust Mortgage, Inc. and secured by a Deed of Trust of record in Book 5581, page 854, Register's Office for Davidson County, Tennessee, said Deed of Trust having been subsequently assigned to Regions Mortgage.

THIS IS IMPROVED PROPERTY known as 217 Duling Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD 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, I do covenant with the said Grantees that We are lawfully seised 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 our hands this 16th day of April, 1998.

Ray Nicholson
Ray Nicholson

Linda Nicholson
Linda Nicholson

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5283 04/20 0101 03CHECK 223.87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ray Nicholson and Linda Nicholson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this the 16th day of April, 1998.

Ronald L. Stone
Notary Public

My Commission Expires: 03-25-2000

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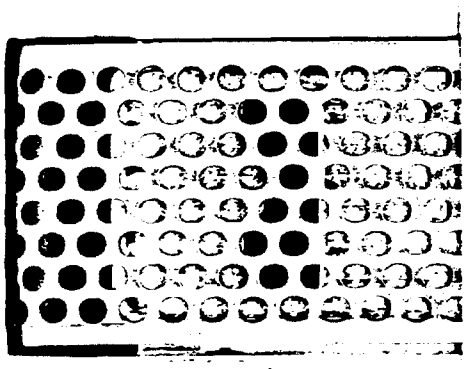
This instrument prepared by: Ronald L. Stone
6th Floor, 211 Printers Alley
Nashville, Tennessee 37201

04266650

98 APR 20 PM 12:01

FELIX A. ALLISON III REGISTER
DAVIDSON COUNTY, TN.

PICK-UP



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

RECEIVED OF _____

FOR _____

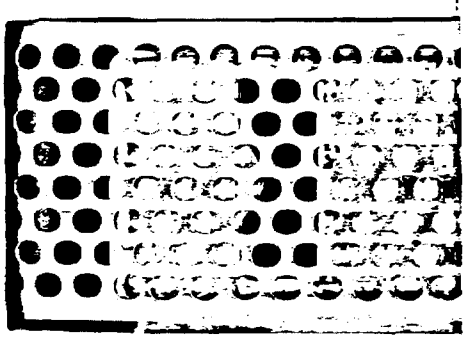
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	CAMT TOTAL PAID
			CON TX	214.87
			PRFEE	1.00
			WDEED	8.00
			TOTAL	223.87
			CHECK	223.87

04/20/98 01 12:01 0001 5283

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0426650
IDENTIFICATION REFERENCE

98 APR 20 PM 12:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1281427