WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

/s/ Janet B. Nicotera
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April 19 98.

/s/ [illegible]
Notary Public

MY COMMISSION EXPIRES: 11/27/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet B. Nicotera (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 116-3
138 Woodmont Boulevard (ADDRESS)	155 North Lake Avenue (ADDRESS)	PARCEL 120
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Pasadena, CA 91109 (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, Woodward B. Thompson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet B. Nicotera and wife, Frederick Nicotera

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:

Land in Davidson County, Tennessee being the northerly half of Lot No. 99 on the Plan of Kenner-Manor Land Company's Subdivision of the Kenner Tract of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 99 fronts 50 feet on the northeasterly side of Woodmont Avenue and runs back between parallel lines 200 feet to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Sybil H. Thompson and Woodward B. Thompson as joint tenants with right of survivorship by quitclaim Deed from Eva M. Lemch, Trustee, of record in Book 9546, page 798, said Register's Office. Sybil H. Thompson has since died.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 421, page 100, said Register's Office.

unimproved ( )
This is improved (X) property, known as 138 Woodmont Boulevard, Nashville, Tennessee 37205
(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 16th day of April 19 98

/s/ Woodward B. Thompson
Woodward B. Thompson

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 Woodward B. Thompson, unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of April, 1998.

Commission expires 11/27/99

Notary Public

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

04275 71

IDENTIF. & REFERENCE

98 APR 21 PM 1:04

CLERK & MASTER II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

6256 04/21 01:01 03CHECK 582.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10893 PG 75

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
				155000.00
				CON TX 573.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 582.50
				CHECK 582.50
04/21/98	01			13:05 0001 6256

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0427571
IDENTIF. # REFERENCE

98 APR 21 PM 1:04
LIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1282389