WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,900.00

Michael R Root
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April 19 98

Notary Public Lee E. Cranford

MY COMMISSION EXPIRES: March 25, 2000
(AFFIX SEAL)

10893 963

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael R. Root etux	Southeastern Mortgage of TN, Inc.	MAP 183-5A
(NAME)	(NAME)	
3640 Applewood Lane	115 29th Avenue South	PARCEL 31
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(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, Colegate S. Creason , married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael R. Root and wife, Donna S. Root

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 Lot No. 430 on the Plan of October Woods, Phase One, Section Two, of record in Plat Book 7900, page 909, and amended in Book 9700, pages 54 and 55, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Colegate S. Creason, by deed from Yazdian Construction, Inc., of record in Book 10168, page 640, Register's Office for Davidson County, Tennessee. *

This conveyance is subject to Restrictive Covenants of record in Book 9840, page 76; By-Laws of record in Book 9840, page 267; Easement of record in Book 8443, page 75, Storm water Detention Agreement of record in Book 9771, page 560 and Book 10010, page 50; Restrictive Covenants in Book 5047, page 661 and Book 5047, page 656; Charter and Articles of Incorporation of October Woods Homeowner's Association of record in Book 9840, page 259, and subject to all matters shown on the Plan of record in Plat Book 7900, page 909, amended in Book 9700, pages 54 and 55, all the Register's Office for Davidson County, Tennessee.

*And I, Robert B. Creason, Sr., join in the execution of this instrument for the purpose of transferring all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

unimproved ( )
This is improved (X) property, known as 3640 Applewood Lane, Antioch, TN 37013
(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/our hand s this 20th day of April 19 98

Colegate S. Creason
COLEGATE S. CREASON

Robert B. Creason, Sr.
ROBERT B. CREASON, SR.

BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

10893:964

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Colgate~~ S. Creason and husband, Robert S. Creason, Sr.

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the Y executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of April, 1998.

Commission expires March 21, 2001

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

01-27828
RECEIVED FOR REFERENCE
98 APR 21 PM 4:06
FELIX Z. KNUCKLES REGISTER
DAVIDSON COUNTY, TN.
9966 04/21/98 01:01 CHECK 619.00

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10893 PG 965

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	
				164900.00
			CON TX	610.13
			PRFEE	1.00
			WDEED	8.00
			TOTAL	619.13
			CHECK	619.13
04/21/98	01		16:06 0001	6566

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04227323
IDENTIFICATION REFERENCE

98 APR 21 PM 4:06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1282699