File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

BOOK 10894 PG 650

$15496

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MIRJAM BRADY (NAME)	FIRST UNION MORTGAGE CORPORATION (NAME)	MAP 148-8
4817 Terragon Trail (STREET ADDRESS OR ROUTE NUMBER)	1100 Corporate Center Drive (STREET ADDRESS)	PARCEL 193
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Raleigh, North Carolina 27607 (CITY) (STATE) (ZIP)	FB# 2DU 68861

FOR AND IN 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, JOHN B. LIVINGSTON, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MIRJAM BRADY , unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 68 on the Plan of Section Eight Terragon Trails, as of record in Plat Book 5200, page 41, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John B. Livingston, a single person by deed from The Secretary of Veterans Affairs of record in Book 9295, page 455, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1998 which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 5273, page 656; (3) Easement of record in Book 6530, page 725; and (4) All matters appearing on the plan of record in Plat Book 5200, page 41, Register's Office for Davidson County, Tennessee.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
98 APR 22 AM 10:17
IDENTIF. & REFERENCE
042803

6778 04/22 0101 03CHECK 230.63

This is improved (X) unimproved ( ) property, known as 4817 Terragon Trail , Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 20th day of April, 19 98

JOHN B. LIVINGSTON

[redacted]

BOOK 10894 PG 651

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN B. LIVINGSTON with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 20th day of April, 19 98.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

Miriam Brady
Affiant

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

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

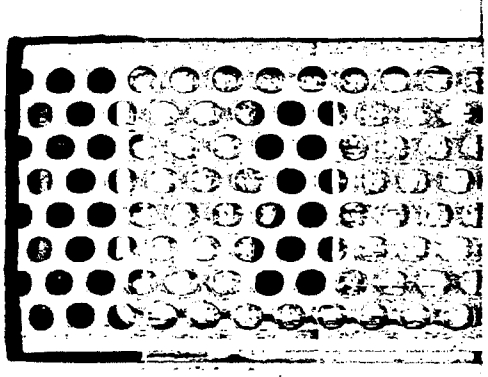
WARRANTY DEED

FROM JOHN B. LIVINGSTON

TO MIRJAM BRADY

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

[redacted]



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

RECEIVED OF _____

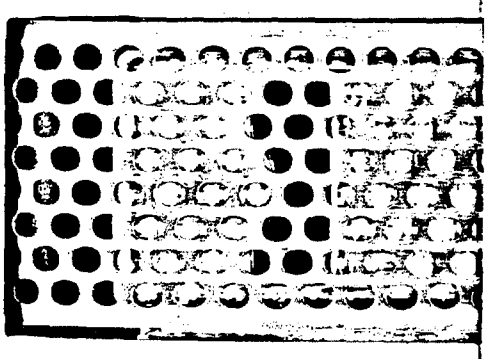
FOR _____

BOOK 10894 PG 652

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
			LAMT	59900.00
			CON TX	221.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	230.63
			CHECK	230.63

04/22/98 01 10:18 0001 6778



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0428031
IDENTIF. ↑ REFERENCE

98 APR 22 AM 10:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1282906