MAIL ENV. 0428292

IDENTIF. # REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
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98 APR 22 PM 2:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 39787
Dav. Co. File: Box 8

BOOK 10895 PG 540

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Daniel Keith Abner 6632 Autumnwood Drive Nashville, TN 37221	First Mortgage Investment Co. 5425 Martindale Drive Shawnee, Kansas 66218

TAX MAP-PARCEL NUMBERS: 155-08-C-038 09D 80284

7059 04/22 0101 03CHECK 758.25

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 202500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Janette C. Welden, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Keith Abner,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 38 on the Plan of Poplar Creek Estates, Phase Two, of record in Plat Book 6900, pages 339-347 as amended in Book 7900, pages 888 and 889, by Amendment and Change of Survey Monumentation, said Register's Office.

SAID Lot No. 38 fronts 74 feet on the easterly margin of Autumnwood Drive and extends back between parallel lines 120.0 feet to a dead line in the rear, measuring 74 feet thereon.

BEING the same property conveyed to Janette C. Welden, unmarried, by deed from Randall Alex Thompson, unmarried, of record in Book 8537, page 917, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6474, Page 346, Book 6486, page 587, Book 6662, page 433, Book 6987, page 966, Book 7270, page 648, Book 7964, page 33 and Book 9472, page 824, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 6632 Autumnwood Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of April, 1998.

Janette C. Welden

Janette C. Welden

State of Tennessee
County of Davidson

On this 16th day of April, 1998, before me the undersigned authority, personally appeared **Janette C. Welden**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-26-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 202500.00

Affiant

Sworn and subscribed before me on the 16th day of April, 1998.

My Commission Expires: 3/3/99 Notary Public

VALERIE D. WRIGHT NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN

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

RECEIVED OF _____

FOR _____

BOOK 10895 PG 542

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 202500.00
CON TX 749.25
PRFEE 1.00
WDEED 8.00
TOTAL 758.25
CHECK 758.25

04/22/98 01 14:25 0001 7059

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1283186