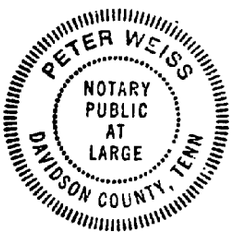
BOOK 10897 PG 376

FILE BOX 19B

WARRANTY DEED



98-4-30-Q

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,500.00

Regina A. Mosley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
REGINA A. MOSLEY (NAME)	FIRST TRUST MORTGAGE COMPANY (NAME)	MAP 050-03-B
1800 Apple Valley Circle (ADDRESS)	6525 Quail Hollow, Suite 300 (ADDRESS)	PARCEL 187CO
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	F.B. 12D-88165

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, EARL D. THAXTER, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REGINA A. MOSLEY, A SINGLE WOMAN

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. 100 on the Amended Plan of Mulberry Downs, Phase 1B, a Planned Unit Development, of record in Book 7900, Page 818, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Earl D. Thaxter and wife, Laquita T. Thaxter, by Deed from Phillips Builders, Inc., of record in Book 9714, Page 437, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in Minute Book 268B, Page 951, Circuit Court for said County. The said Property was further conveyed to Earl Thaxter by Quitclaim Deed from LaQuita T. Thaxter, of record in Book 10485, Page 732, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Coventants, Conditions and Restriction of Mulberry Downs, of record in Book 8053, Page 316, and as amended in Book 9892, Page 939, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 1800 Apple Valley Circle, Nashville, TN 37207
(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 17th day of April 1998

Earl D. Thaxter
EARL D. THAXTER

DCTN01WC

BOOK 10897 PG 377

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 EARL D. THAXTER, AN UNMARRIED MAN

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 Brentwood, Tennessee, this 17th day of April 19 98.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

PETER WEISS NOTARY PUBLIC DAVIDSON COUNTY, TN LARGE

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

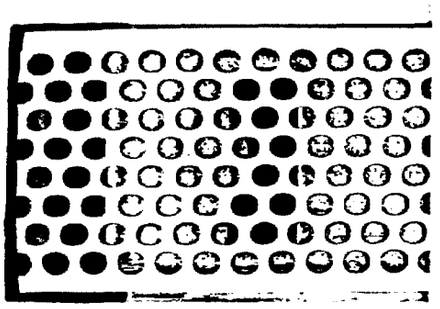
U428663
IDENTIF. & REFERENCE

98 APR 23 PM 12:55

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

7447 04/23 01:01 03CHECK 473.35

DCTN01WC



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

RECEIVED OF _____

FOR _____

BOOK 10897 PG 378

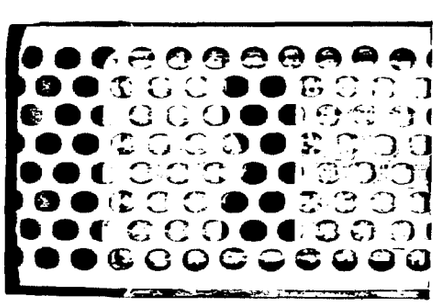
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
125500.00
CON TX 464.35
PRFEE 1.00
WDEED 8.00
TOTAL 473.35
CHECK 473.35

04/23/98 01 12:55 0001 7447

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0428663
IDENTIF. # REFERENCE

98 APR 23 PM 12:54

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1283570