PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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BOOK 10903 PG 536

W & I Ref: (cmw) Title No: 39814
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jason Mann Melinda R. Mann 8228 Gordon Lane Hermtiage, TN 37076	America's Wholesale Lender P.O. Box 660694 Dallas, Texas 75266-0694

TAX MAP-PARCEL NUMBERS: 75-10-118 04D 04735

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 93900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linda Faye Huey, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jason Mann and spouse, Melinda R. Mann,** 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. 156 on the Plan of Hermitage Estates of record in Plat Book 3300, page 70 and 71, said Register's Office.

SAID Lot No. 156 fronts 88.0 feet on the easterly margin of Gordon Lane and extends back 120.0 feet on the northerly line and 163.4 feet on the southerly line to a broken line in the rear, measuring 78.5 feet thereon.

BEING the same property conveyed to Ronald L. Huey and wife, Linda Faye Huey and Ann Evelyn Johnson by deed from Robert Wayne Sory and wife, Barbara G. Sory, of record in Book 5134, page 947, said Register's Office. By Quitclaim Deed of record in Book 9488, page 81, said Register's Office, the said Ann Evelyn Johnson Walker conveyed her interest in subject property to Ronald L. Huey, Sr., and wife, Linda F. Huey. By Quitclaim Deed of record in Book 9997, page 885, said Register's Office, the said Ronald L. Huey, Sr., conveyed his interest in subject property to Linda Faye Huey.

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

This conveyance is subject to: Taxes for 1998, and subsequent years. Mortgage Loan Inspection by John Kohl & Co., P.C., dated April 21, 1998, discloses that the fence encroaches onto adjacent property.

This is improved property, known as: 8228 Gordon Lane, Hermtiage, TN 37076

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 27th day of April, 1998.

Linda Faye Huey

BOOK 10903 PG 537

State of Tennessee
County of Davidson

On this 27th day of April, 1998, before me the undersigned authority, personally appeared **Linda Faye Huey**, 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: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

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: $ 93900.00

Affiant

Sworn and subscribed before me on the 27th day of April, 1998.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

0430556
IDENTIFICATION REFERENCE

98 APR 28 PM 12:46
FELIX E. DELK, JR. REGISTER
DAVIDSON COUNTY, TN.

9512 04/28 0101 03CHECK 356.43

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10903 PG 538

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 93900.00
CON TX 347.43
PRFEE 1.00
WDEED 8.00
TOTAL 356.43
CHECK 356.43

04/28/98 01 12:48 0001 9512

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0430556
IDENTIF. # REFERENCE

98 APR 28 PM 12:46

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

No. 1285610