WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10907 PG 438

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Donna H. Seaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 19 98

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LAKESHIA M. MORROW (NAME)	FIRST AMERICAN NATIONAL BANK (NAME)	60-11-A-42CO
2733 PINE RIDGE DRIVE (ADDRESS)	FIRST AMERICAN CENTER (ADDRESS)	12DZ-97193
NASHVILLE, TN 37207 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37237 (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, MATT WARD AND* PATRICIA A. WARD

* WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAKESHIA M. MORROW, UNMARRIED

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. 66, on the Plan of SECTION FOUR, PINE RIDGE, of record in Book 9700, page 178, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to MATT WARD, by deed from Union Planters Bank of Middle Tennessee, N.A., of record in Book 9981, page 699, Register's Office for DAVIDSON County, Tennessee.

PATRICIA A. WARD, wife of MATT WARD, joins in to convey any interest she may have by reason of her marital status in subject property.

This instrument is executed on behalf of PATRICIA A. WARD, by MATT WARD, as her Attorney-in-Fact, pursuant to a Power of Attorney of record in Book ** , page 810 , Register's Office for DAVIDSON County, Tennessee. ** 10056

MATT WARD, HENRY MATTHEW WARD, AND HENRY M. WARD ARE ONE IN THE SAME PERSON.

~~Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.~~

*** CONTINUED ***

This is improved (X) unimproved ( ) property, known as 2733 PINE RIDGE DRIVE, 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 our hand S this 27th day of April 19 98

Matt Ward
MATT WARD

PATRICIA A. WARD
By: Patricia A. Ward, by Henry Matthew Ward
~~HENRY M. WARD~~, ATTORNEY-IN-FACT
HENRY MATTHEW WARD
Henry M. Ward

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 MATT WARD

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 NASHVILLE, Tennessee, this 27th day of April, 19 98.

Commission expires May 27, 2001

Notary Public

*** LEGAL DESCRIPTION CONTINUATION

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of SECTION FOUR, PINE RIDGE, as said areas are set forth and defined in Restrictions of record in Book 10886, page 791 and Charter of record in Book 7903, page 352; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

PATRICIA ANN WARD, PATRICIA A. WARD, PATRICIA ANN PORTERFIELD WARD ARE ONE IN THE SAME PERSON.

SOURCE OF DESCRIPTION: Survey dated March 24, 1998, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

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 HENRY MATTHEW WARD, 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 on behalf of PATRICIA A. WARD, as her Attorney-in-Fact, as the free act and deed of the within named PATRICIA A. WARD.

WITNESS my hand and official seal at Nashville, Tennessee, this 27TH day of APRIL, 1998.

NOTARY PUBLIC I. DYKE TATUM

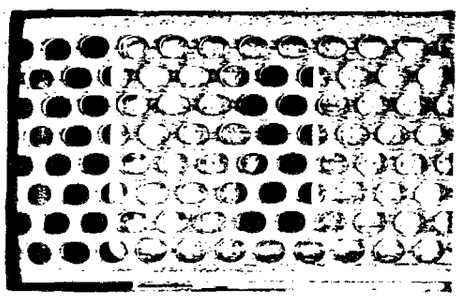
MY COMMISSION EXPIRES: 05/27/2001

98 APR 30 AM 10:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 04311484

0474 04/30 01:01 03CHECK 304.53

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



RECEIVED OF _____

FOR _____

BOOK 10907 PG 440

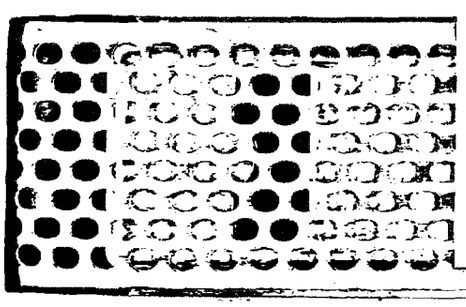
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 79900.00
CON TX 295.63
PRFEE 1.00
WDEED 8.00
TOTAL 304.63
CHECK 304.63

04/30/98 01 10:08 0001 0474

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04311484
IDENTIF. & REFERENCE
98 APR 30 AM 10:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1286560