WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,000.00

Charles A. Graham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES: 1-26-2000
(AFFIX SEAL)

DIXIE CRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

10907 637

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 100, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles A. Graham (NAME)	Century Mortgage Corp. (NAME)	MAP 103-14
65 Brookwood Terrace (ADDRESS)	Two International Drive, #507 (ADDRESS)	PARCEL 40
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	8DA 58650

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, Catherine Nolen, Trustee of the Estate of Rita A. Roskin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles A. Graham and wife, Suzanne B. Graham

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:

BEING Lot No. 41 on the Revised Plan of Hillwood Terrace, Section 2, of record in Book 3300, Page 73, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Rita A. Katz by deed from Adrian Humphrey and wife, Mary B. Humphrey of record in Book 4417, Page 911, Register's Office, Davidson County, Tennessee. Rita A. Katz and Rita A. Roskin is one in the same person.

The Trustee herein warrants to the grantee that she shall defend this estate for all taxes and debts whatsoever.

This is the same description as in previous deed of record.

This conveyance is subject to public utility easement and minimum building setback line of record in Book 3300, Page 73, said Register's Office.

This conveyance is subject to sanitary sewers and/or storm drainage easement of record in Book 3991, Page 900, said Register's Office.

unimproved ( )
This is improved (X) property, known as 65 Brookwood Terrace, Nashville, TN 37205
(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 28th day of April 19 98

Catherine Nolen, Trustee
of the Estate of Rita A. Roskin

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 Catherine Nolen, Trustee of the Estate of Rita A. Roskin

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of April 19 98.

Commission expires 1-26-2002

Notary Public

DIXIE SEALS INC. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

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

0431519
IDENTIF. & REFERENCE

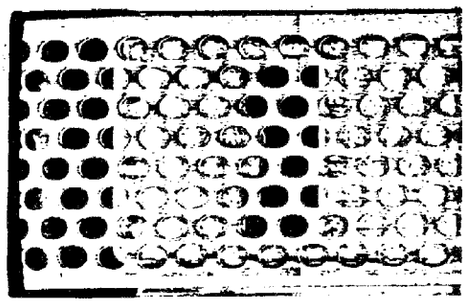
98 APR 30 AM 10:26
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0509 04/30 0101 03CHECK 597.30

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10907 PG 639

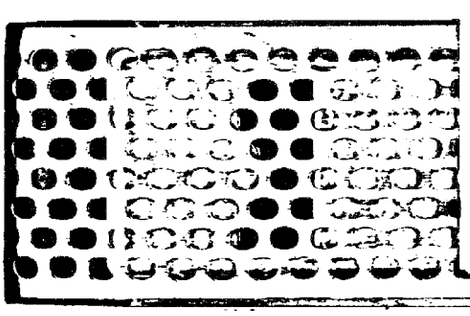
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

AMT 159000.00
CON TX 588.30
PRFEE 1.00
WDEED 8.00
TOTAL 597.30
CHECK 597.30

04/30/98 01 10:28 0001 0509

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0431519
IDENTIF. ↑ REFERENCE

98 APR 30 AM 10:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1286595