BOOK 10910 PG 963

This Instrument Prepared By:
John T. Gwin, Attorney at Law
2542 North Mt. Juliet Road, Suite 1
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:
Carolyn A. Huey and Roger J. Neff
203 Port Drive
Madison, Tennessee 37115

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Trust Mortgage Company
6525 Quail Hollow Road
Memphis, Tennessee 38120

MAP 42
GROUP 14
PARCEL 31

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Betty Richardson, a widow** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Carolyn A. Huey and Roger J. Neff, both single persons**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 117 on the Plan of Sherry Heights, Section III, as of record in Book 2331, pages 126 and 127, Register's Office for said County, described as follows:

BEGINNING at an iron pin in the southerly margin of Burgundy Drive, at the corner of Lots 116 and 117; thence with the line between Lots 116 and 117, southerly 172 feet to a concrete monument at the common corner of Lots 116, 117, and 118 on said plan; thence with the line between Lots 116 and 118, westerly 136.5 feet to an iron pin in the easterly margin of Port Drive; thence with the easterly margin of Port Drive, northerly 126 feet to a concrete monument; thence with the same along a slight curve to the right, having a radius of 384.6 feet, northerly 111.9 feet to a concrete monument at the beginning of a curve; thence along a curve to the right, having a radius of 25 feet, northeasterly 39.3 feet to a concrete monument in the southerly margin of Burgundy Drive; thence with the margin of the same, along a slight curve to the right, having a radius of 271.1 feet, easterly 87.1 feet to a concrete monument; thence with the same, easterly 132 feet to the beginning.

Being the same property conveyed to Charles W. Richardson, Jr. and wife, Betty Richardson, by deed from William B. Rhodes and wife, Ann A. Rhodes dated November 14, 1967, of record in Book 4191, page 471, Register's Office for Davidson County, Tennessee. The said Charles W. Richardson, Jr. has since died.

This is improved property known as 203 Port Drive, Madison, Tennessee 37115.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 1998, a lien not yet due and payable. Map 42, Group 14, Parcel 31. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 1998 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to additional restrictive covenants contained in an instrument of record in Trust Deed Book 2543, page 437, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 2331, page 126, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; a 40 foot minimum building setback line from Port Drive and Port Drive and a 120 foot minimum building setback line from Burgundy Drive; health department rules and regulations; and a 2.5 X 20 foot utility anchor easement located on the northeast corner of said lot.

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,

Grantor does covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind herself, her 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.

WITNESS my hand this the 24th day of April, 1998.

Betty Richardson

Betty Richardson

STATE OF TENNESSEE)
COUNTY OF WILSON)

BOOK 10910 PG 965

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Betty Richardson, a widow**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of April, 1998.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/01

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $115,000.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of April, 1998.

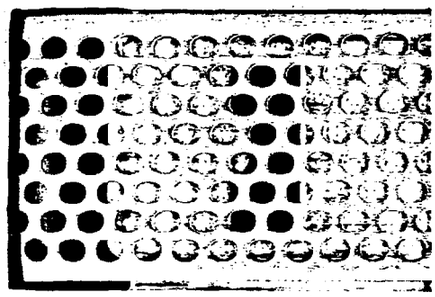
Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/01

0432356
IDENTIF. & REFERENCE

98 MAY -1 PM 2:31

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1410 05/01 0101 03CHECK 438.



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

RECEIVED OF _____

FOR _____

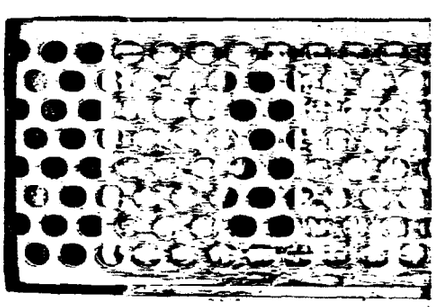
BOOK 10910 PG 966

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	
				115000.00
			CON TX	425.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	438.50
			CHECK	438.50

05/01/98 01 14:33 0001 1410

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0432356
IDENTIF. # REFERENCE

98 MAY -1 PM 2:31

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1287490