WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Martin C. Young
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES: 3-25-2000
(AFFIX SEAL)

LEE E. CHRISTOPHER NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin C. Young (NAME)	Capital Bank & Trust (NAME)	MAP 160-15A
212 Hearthstone Manor (ADDRESS)	1803 West End Avenue (ADDRESS)	PARCEL 72
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37203 (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, James E. Polly and wife, Dorotha Polly

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martin C. Young and wife, Nancy G. Young

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 Unit No. 72 on the Plan of Hearthstone Manor, Phase IV, as of record in Book 6250, page 990, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James E. Polly and wife, Dorotha Polly, by deed from Radnor Homes, Inc., as of record in Book 7150, page 689, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 5409, page 485, Register's Office for Davidson County, TN.

Plan of record in Book 6250, page 990, revised in Plat Book 6200, page 642, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

CONTINUED

unimproved ( )
This is improved (X) property, known as 212 Hearthstone Manor, Brentwood, TN 37027
(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 30th day of April, 19 98

James E. Polly

James E. Polly

Dorotha Polly

Dorotha Polly

BOOK 10911 PG 637

BOX 15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Polly and wife, Dorotha Polly

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 30th day of April 19 98.

Commission expires 11-18-01

Notary Public

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

LEGAL DESCRIPTION CONTINUATION

Declaration of Covenants, Conditions, and Restrictions for Hearthstone Manor of record in Book 6424, page 839, amended in Book 6582, page 154, Book 6600, page 3, Book 6884, page 251, made applicable in Book 6916, page 230, re-recorded in Book 7393, page 749, amended in Book 7398, page 907, and in Book 7403, page 563, in said Register's Office.

By-Laws of Hearthstone Manor Homeowners Association, Inc. of record in Book 7403, page 568, in said Register's Office.

Dedication of common area to Hearthstone Manor Homeowners Association, Inc., of record in Book 7393, page 746, in said Register's Office.

Charter of Incorporation of Hearthstone Manor Homeowners Association, Inc., of record in Book 6437, page 852, in said Register's Office.

Restrictions for Hearthstone Common Facilities Association, Inc. of record in Book 7053, page 982, in said Register's Office.

1550 05/01 0101 03CHECK 693.50

98 MAY -1 PM 4:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

043249

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

RECEIVED OF _____

FOR _____

BOOK 10911 PG 638

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 185000.00
CON TX 684.50
PRFEE 1.00
WDEED 8.00
TOTAL 693.50
CHECK 693.50

05/01/98 01 16:25 0001 1550

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0432494
IDENTIF. # REFERENCE

98 MAY -1 PM 4:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1287630