EVELYN D. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE 8454
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,000.00

Denise Stiff Sheehan
Affiant

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

Evelyn D. Wright
Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven A. Sheehan	MortgageSouth Corporation	118-10-181
(NAME)	(NAME)	
3510 Crestridge Drive	104 Woodmont Blvd., Suite 402	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37204	Nashville, TN 37205	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, G. Michael Hallmark and wife, Janice L. Spears Hallmark

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven A. Sheehan and wife, Denise Stiff Sheehan

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. 36 on the Plan of Longview Manor, Section One and Two, of record in Book 1424, page 127, Register's Office for said County.

Said Lot No. 36 fronts 110.89 feet on the easterly margin of Crestridge Drive and extends back 243.4 feet on the southerly line and 258.3 feet on the broken northerly line to a dead line in the rear, measuring 32.4 feet thereon.

BEING the same property conveyed to G. Michael Hallmark and wife, Janice L. Spears, now Hallmark by deed from Julia Ann Mitchell Peeler and spouse, James Peeler, filed of record in Book 8561, page 296, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

3366 05/06 0101 03CHECK 767.50

This is improved property known as 3510 Crestridge Drive, Nashville, TN 37204

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 their hands this 30th day of April, 19 98.

G. Michael Hallmark

Janice L. Spears Hallmark

8454

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named G. Michael Hallmark and wife, Janice L. Spears Hallmark the bargainors, 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 Nashville, Tennessee, this 30th day of April, 1998.

My commission expires _____

Notary Public

EVELYN D. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

0434259

IDENTIF. & REFERENCE

98 MAY -6 AM 8:55

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____ BOOK 10318 PG 273

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	
				205000.00
			CON TX	758.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	767.50
			CHECK	767.50
05/06/98	01		08:58 0001	3366

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0434259
IDENTIF. & REFERENCE
98 MAY -6 AM 8:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1289424