BOOK 10921 PG 627

PREPARED BY AND RETURN TO:

Lender's Title & Escrow LLC
783 Old Hickory Blvd. Suite 103/East
Brentwood, TN 37027
Ph. (615) 376-2261 Fax (615) 376-2265

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Betty Fathera James Fathera 1901 Lynnmeade Court Nashville, TN 37210	SAME

TAX MAP - PARCEL NUMBERS: 95-5-A-016.00

WARRANTY DEED

THIS DEED, made and entered into this the 21st day of April, 1998, by and between **BARRY J. BEST** and wife, **ARDYCE M. BEST**, hereinafter known as the **GRANTOR**, and **BETTY FATHERA** , a single person and **JAMES FATHERA**, a single person, hereinafter known as the **GRANTEE**;

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the **GRANTOR** has bargained and sold and does hereby grant and convey unto **BETTY FATHERA**, unmarried, a one-half undivided interest and **JAMES FATHERA**, unmarried, a one-half undivided interest, as joint tenants with right of survivorship, the **GRANTEE**, their heirs and assigns, with covenants of general warranty of title, the following described property located in Davidson County, Tennessee:

BEING LOT NO. 16 on the plan of Belle Acres, Section I, of record in Plat Book 5200, Page 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED to Barry J. Best and wife, Ardyce M. Best from William Louis Kolarsky, unmarried, by deed of record in Book 8787, Page 276, said Register's office.

98 MAY -7 AM 10:21
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
04351 60

TO HAVE AND TO HOLD unto the GRANTEE, their heirs and assigns, forever.

The **GRANTOR**, for themselves, their heirs and assigns, covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by and between the Grantor and the Grantee hereto that all taxes for the year 1998 are being prorated with the Grantor paying his prorata part thereof to the Grantee who shall be responsible for payment when the same becomes due and payable.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS THE FOLLOWING SIGNATURES on this day and year first above written.

Grantors:

BARRY J. BEST

Ardyce M Best

ARDYCE M. BEST

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainers, **BARRY J. BEST** and wife, **ARDYCE M. BEST**, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 21st day of April, 1998.

My commission expires:
3/17/2002

Notary Public

EVE C. SCHROEDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

M. TODD JACKSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$52,894.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS MY HAND AND OFFICIAL SEAL my hand and official seal, this the 21st day of April, 1998.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 21st day of April, 1998.

My commission expires:
3/17/2002

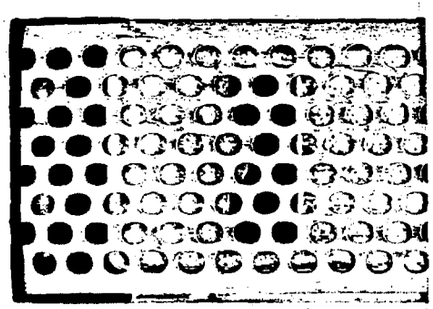
Notary Public

EVE C. SCHROEDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

M. TODD JACKSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

4328 05/07 0101 03CHECK 204.70

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



RECEIVED OF _____

FOR _____

BOOK 10921 PG 629

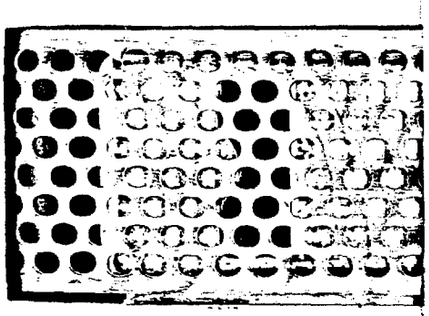
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 52894.00
CON TX 195.70
PRFEE 1.00
WDEED 8.00
TOTAL 204.70
CHECK 204.70

05/07/98 01 10:24 0001 4328

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0435160
IDENTIF. & REFERENCE

98 MAY -7 AM 10:21

ELIA A. LAIL, REGISTER
DAVIDSON COUNTY, TN.

No. 1290377