THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 110,000.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 6th day of May 1998

Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JOHN A DAUPHINEE 1305 Howard Avenue Nashville, Tennessee 37216	AMTRUST MORTGAGE CORPORATION 5252 Roswell Road Suite 100 Atlanta, Georgia 30342	MAP 72-3 PARCEL 172

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TEN THOUSAND AND NO/100---------- ($ 110,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , JONATHAN W. MIRE AND WIFE, AVA C. MIRE hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN A DAUPHINEE, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly 50.0 feet of Lot No. 156 on the Map of Inglewood Place as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 156 fronts 50.0 feet on the northerly side of Howard Avenue and runs back between parallel lines 205.0 feet to a deadline.

BEING the same property conveyed to Jonathan W. Mire and wife, Ava C. Mire, by deed from Johnny E. Smith, unmarried, of record in Book 10754, page 901, Register's Office for Davidson County, Tennessee.

98 MAY -8 PM 2:06

REGISTER'S OFFICE DAVIDSON COUNTY, TN.

04 35 792

IDENTIFICATION REFERENCE

This is improved property known as 1305 Howard Avenue, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Inglewood Place of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

05/08 01:11 02 CHECK 5023 416.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 6th day of May, 19 98.

JONATHAN W. MIRE

AVA C. MIRE

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 JONATHAN W. MIRE AND WIFE, AVA C. MIRE, 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 this 6th day of May, 1998.

My Commission Expires: September 29, 2001

Notary Public

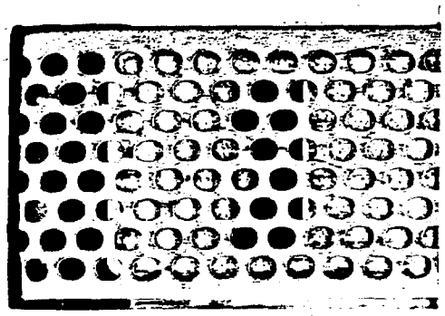
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19____.

My Commission Expires: _____

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 10923 PG 955

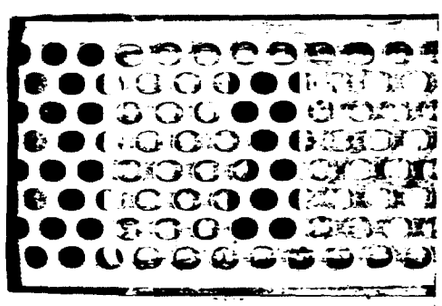
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 110000.00
CON TX 407.00
PRFEE 1.00
WDEED 8.00
TOTAL 416.00
CHECK 416.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/08/98 01 14:09 0001 5022



0435792
IDENTIFICATION REFERENCE
98 MAY -8 PM 2:06
REGISTER
DAVIDSON COUNTY, TENN.

No. 1291057