BOOK 10924 PG 81 FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,999.00

Monica R. Bogus
Affiant

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

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS
Monica R. Bogus (NAME)	~~Sebrine Capital Corporation~~ (NAME)	Map 96-16
770 Fitzpatrick Road (ADDRESS)	~~16610 Dallas Parkway, Suite 2406~~ (ADDRESS)	Parcel 256
Nashville, TN 37214 (CITY) (STATE) (ZIP)	~~Dallas, TX 75248~~ (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, Kenneth Denson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Monica R. Bogus, a single person

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. 262-A, Zone Lot Division of Lots Nos. 260, 261, 262, 263, 264, 265, and 267 on the Plan of Larchwood Subdivision, Section Three, of record in Book 6250, Page 40 amending Plat Book 5200, Page 540, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Kenneth Denson by deed from Frank C. Batson and wife, Judy W. Batson, of record in Book 6379, Page 748, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6076, Page 69, and Book 6122, Page 482, Register's Office for said County.

98 MAY -8 PM 2:32

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unimproved ( )
This is improved (X) property, known as 770 Fitzpatrick Road, Nashville, TN 37214
(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 my hand this 30th day of April, 19 98

Kenneth Denson

Kenneth Denson

05/08/98 0101 03CHECK 286-49

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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 Kenneth Denson, unmarried

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 1998.

Commission expires January 20, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

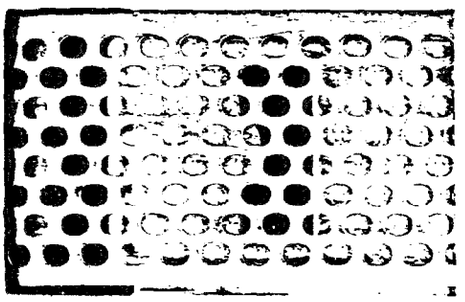
Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute 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

ZANA CURETTY NOTARY PUBLIC DAVIDSON COUNTY



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10924 PG 83

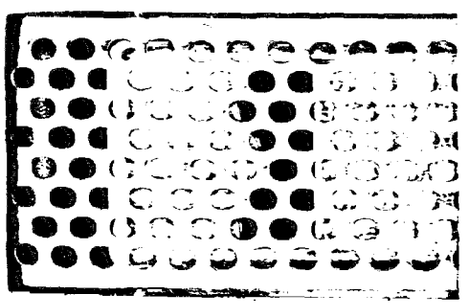
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 74999.00
CON TX 277.49
PRFEE 1.00
WDEED 8.00
TOTAL 286.49
CHECK 286.49

05/08/98 01 14:35 0001 5057

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0435822

98 MAY -8 PM 2:32

No. 1291092