BOOK 10934 PG 80

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES: January 27, 2001
(AFFIX SEAL)

NOTARY PUBLIC LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
MADISON TITLE COMPANY, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RANDY FRAINE (NAME)	RANDY FRAINE (NAME)	MAP 63.04
LOT 2 LAKEWOOD HEIGHTS (ADDRESS)	1004 Benton Harbor Blvd (ADDRESS)	PARCEL 44.00
LAKEWOOD, TENNESSEE 37138 (CITY) (STATE) (ZIP)	Mt Juliet, Tn 37122 (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, WILLIAM C. FERRELL AND WIFE, PHYLLIS G. FERRELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDY FRAINE AND WIFE, GAIL R. FRAINE

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. 2 on the Plan of Lakewood Heights Subdivision, of record in Book 3842, page 25 and amended by an instrument of record in Book 4237, page 200, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 begins at a point in the easterly margin of Mount Vernon Drive and thence northerly 82.5 feet to a point; thence around a curve northeasterly 59.68 feet; thence with the southerly margin of Mount Vernon Drive 113.7 feet to a point; thence southerly 131.9 feet to a point; thence westerly 160.7 feet to the beginning.

Being the same property conveyed to William C. Ferrell and Phyllis G. Ferrell by deed of record in Book 10317, page 512, Register's Office for Davidson County, Tennessee.

98 MAY 15 PM 2:48
ELIZA A. NASHVILLE REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
04388629

unimproved (X)
This is improved ( ) property, known as LOT 2 LAKEWOOD HEIGHTS, LAKEWOOD, TENNESSEE 37138
(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 24th day of April 19 98

William C. Ferrell
WILLIAM C. FERRELL

Phyllis G. Ferrell
PHYLLIS G. FERRELL

[illegible] 101.50

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 WILLIAM C. FERRELL AND WIFE, PHYLLIS G. FERRELL

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 MADISON, Tennessee, this 24th day of April, 1998.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Commission expires January 27, 2001

Notary Public

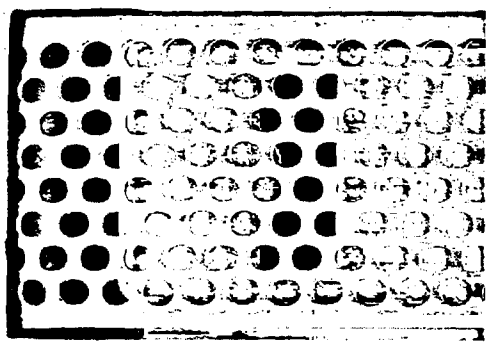
STATE OF TENNESSEE
COUNTY OF

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



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

RECEIVED OF _____

FOR _____

BOOK 10934 PG 82

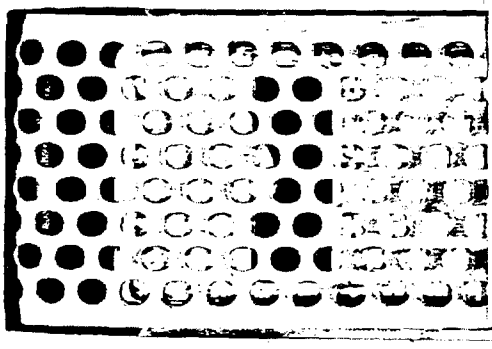
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 8.00
TOTAL 101.50
CHECK 101.50

05/15/98 01 14:49 0001 8058

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0438629
IDENTIF. ↑ REFERENCE

98 MAY 15 PM 2:48

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1294059