[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[James R. Waits	[FirstNationwide Bank	[ ]
[1802 Lillian Street	[P.O. Box 9481-- Dept.0251	[ ]
[Nashville, TN 37206	[Gaithersburg, MD 20898-	[Map 83-14]
[	[9481	[Parcel 266.00]
[	[	[ ]
[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont		]
[Boulevard, Suite 115, Nashville, Tennessee 37205 98-04-5060		]

BOOK 10937 PG 925

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Stephen C. Sullivan and wife, Shellie Anne Sullivan (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto, James R. Waits, (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 77 and the westerly 2 feet of Lot No. 78 on the Plan of the Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for Davidson County, Tennessee

Said Lot No. 77 and part of Lot No. 78 front 52 feet on the southerly margin of Lillian Street (or Lillian Avenue) and extends back between parallel lines, 150 feet to an alley in the rear.

Being the same property conveyed to Stephen C. Sullivan by Warranty Deed from Jordan Cook Stephens, unmarried, of record in Book 8182, page 178, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements, restrictive covenants, and the Deed of Trust recorded in Book 10428, page 595, Register's Office for Davidson County, Tennessee which has since been assigned to First Nationwide Mortgage, which the Grantee hereby agrees to assume and pay.

This is improved property commonly known as 1802 Lillian Street, Nashville, Tennessee, 37206.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for
[this transfer is $19,500.00

James R Waits
Affiant

[Subscribed and sworn to before me this
[12th day of May, 1998.

Notary Public

[My Commission Expires: 11-24-2001

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of May, 1998.

Stephen C. Sullivan

Shellie Anne Sullivan

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 Stephen C. Sullivan and wife, Shellie Anne Sullivan, 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 12th day of May, 1998.

Notary Public

My Commission Expires: 11-24-2001

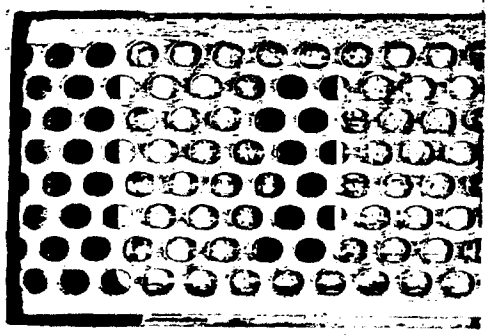
0439871

IDENTIF. & REFERENCE -

98 MAY 19 PM 12:31

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

9394 05/19 0101 03CHECK 81.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10937 PG 927

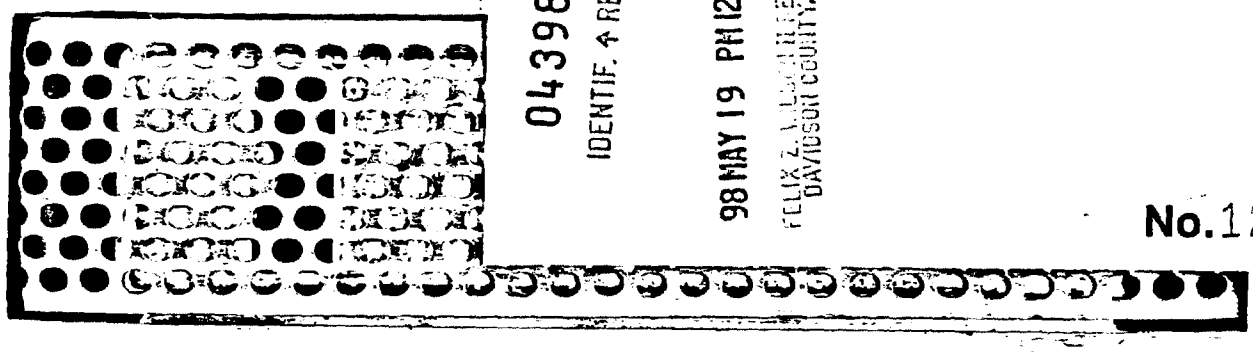
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 19500.00
CON TX 72.15
PRFEE 1.00
WDEED 8.00
TOTAL 81.15
CHECK 81.15

05/19/98 01 12:32 0001 9394

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



043987 I
IDENTIF. # REFERENCE

98 MAY 19 PM 12:31

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1295378