BOOK 10941 PG 445

50B

WARRANTY DEED

PREPARED BY:

RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Charles Hazen, Sr. (NAME)	Southeastern Mortgage of Tennessee, Inc. (NAME)	MAP 104-10-3
320 Elmington Avenue (ADDRESS)	115 29th Avenue South (ADDRESS)	PARCEL 3 CO
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37212 (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, Robert D. Oldham, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Charles Hazen, Sr. and wife, Pamela Sutton Hazen

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:

A certain condominium being Unit C-3 on the plan of Elmington Condominium of record in Plat Book 4300, page 16, Register's Office for Davidson County, Tennessee and as described in the Master Deed and Bylaws of record in Book 4486, page 553, Book 4673, page 102 and Book 4963, page 265, said Register's Office.

Being the same property conveyed to Robert D. Oldham and wife, Elizabeth M. Oldham by deed from G. T. Scott, U. Grant Browning and Miller Kimbrough, Jr., a partnership doing business as E. R. S. Company, of record in Book 4487, page 937, corrected in Book 4541, page 211, said register's Office. Elizabeth M. Oldham has since died, leaving Robert D. Oldham as her surviving spouse.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4300, page 16, said Register's Office; and (c) Master Deed and Bylaws of record in Book 4486, page 547, Book 4673, page 102 and Book 4963, page 265, said Register's Office.

unimproved ( )
This is improved (X) property, known as 320 Elmington Avenue, Nashville, Tennessee 37205
(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.

R90

Witness my hand this 16th day of April 19 98

Robert D. Oldham

Robert D. Oldham

BOOK 10941 PG 446

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 Robert D. Oldham

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 15th day of April 19 98.

Commission expires 5-27-2001

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _____ day of April, 1998, before me personally appeared Elizabeth Bebe Oldham, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Robert D. Oldham and acknowledged that she executed the same as the free act and deed of Robert D. Oldham

Witness my hand and seal this _____ day of April, 1998.

My Commission Expires:

_____

Notary Public

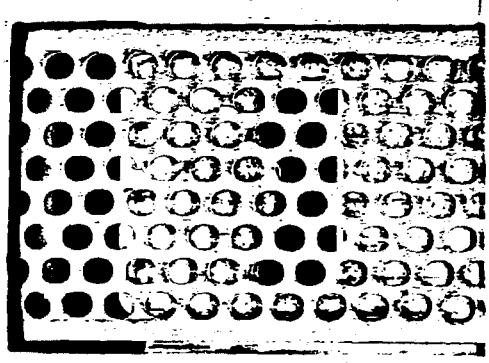
0440780

RECEIVED FOR REFERENCE

98 MAY 21 PM 1:33

DAVIDSON COUNTY, TN.

0337 05/21 0101 03CHECK 823.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

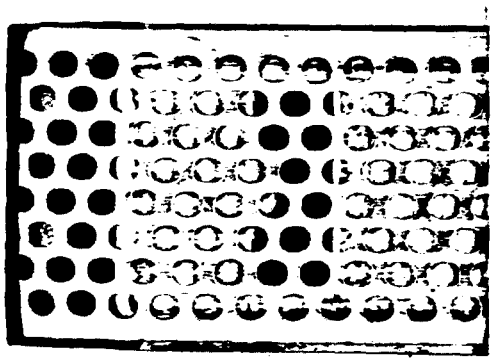
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 220000.00
CDN TX 814.00
PRFEE 1.00
WDEED 8.00
TOTAL 823.00
CHECK 823.00
05/21/98 01 13:33 0001 0337

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0440780
IDENTIF. # REFERENCE

98 MAY 21 PM 1:33

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1296313