File in Box No. 19 B

WARRANTY DEED

BOOK 10949 PG 228

STATE OF TENNESSEE #98-4-65-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF May 1998

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
GREGORY C. SELF (NAME)	FIRST CITY FINANCIAL CORP. (NAME)	MAP 090-08
1308 McAlpine (ADDRESS)	5445 DTC Parkway #100 (ADDRESS)	PARCEL 145
N.T. 37216 (CITY) (STATE) (ZIP)	Englewood, CO 80111 (CITY) (STATE) (ZIP)	FB #08DA-28285

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, SHARYN ANNE WARNER CURBO, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GREGORY C. SELF AND WIFE, PATRICIA W. SELF

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. 1 of the Thomas B. Vaughn Subdivision of the Resubdivision of Lot No. 38 and the northerly 25 feet of Franklin Street, closed, of the Subdivision of B.F. Cockrill Estate, as of record in Book 4470, Page 68, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 62.5 feet on the easterly side of Croley Drive and extends back between parallel lines 140 feet to an alley.

BEING the same property conveyed to David A. Curbo and Wilfred D. Warner, by Deed from Philip Disser and wife, Rosemary Disser, of record in Book 6036, Page 946, Register's Office for Davidson County, Tennessee. Said property was further conveyed to David A. Curbo by Deed from Wilfred D. Warner, of record in Book 8195, Page 50, said Register's Office. The said property was divested out of David Allen Curbo and vested in Sharyn Anne Warner Curbo by Final Decree of Divorce of record in Book 9024, Page 109, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 728 Croley Drive, Nashville, TN 37209
(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 15th day of May 1998

Sharyn Anne Warner Curbo

SHARYN ANNE WARNER CURBO

BOOK 10949 PG 229

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 SHARYN ANNE WARNER CURBO, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, _____, Tennessee, this 15th day of May, 1998.

Commission expires July 24, 1999

Notary Public

SCOTT D. WARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

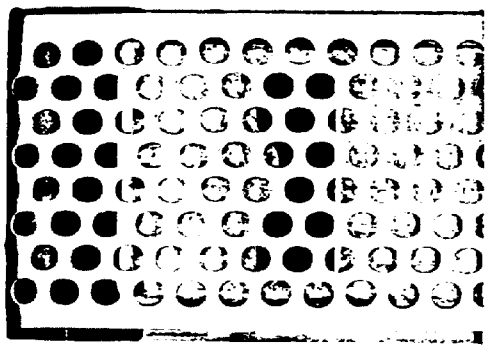
98 MAY 28 PM 1:33

FELIX E. DELK, REGISTER
DAVIDSON COUNTY, TN.

RECEIPT # 98 MAY 28 AM 11 03DEED 21.00

Page 2 of 2

DCTN01WC



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

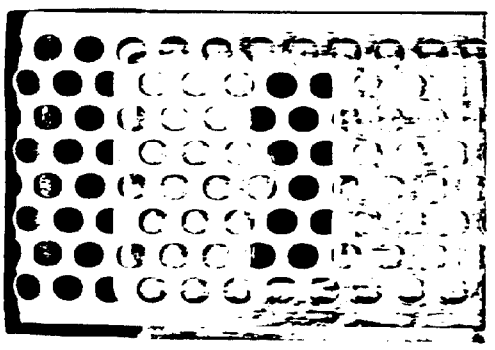
RECEIVED OF _____

FOR _____

BOOK 10949 PG 230

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	5[illegible]
CON TX	207.20
PRFEE	1.00
MISCEL	2.00
TOTAL	21[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04 2989

IDENTIFICATION REFERENCE

98 MAY 28 PM 1:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1[illegible]42