This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
414 Union Street, Suite 1800
Nashville, TN 37219
File No. 286133

PLEASE RECORD & RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
BOX 35 FILE #

BOOK 10950 PG 192

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian C. Anderson	Suntrust Mortgage, Inc.	Field Book 04D 93937
(NAME) 5810 Avalon Court	(NAME) P.O. Box 530718	Map 87-5-A
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076	(STREET ADDRESS) Atlanta GA 30353-0718	Parcel 95
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Mitch E. Poole and wife, Tina Poole *have this day bargained and sold, and do hereby transfer and convey unto the said* Brian C. Anderson, unmarried *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Land in Davidson County, Tennessee, being Lot No. 123, on the Plan of Farmingham Woods, Phase II, Section 2, of record in Book 7900, page 424, in said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mitch E. Poole and wife, Tina Poole by Warranty Deed from Roger A. Lewis and wife, Robbie J. Lewis, of record in Book 9504, page 458, Register's Office for Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 123,500.00

Subscribed and sworn to before me this the 27th *day of* May 98

Affiant

My commission expires: NOTARY PUBLIC - AT LARGE *(Affix Seal)*

Notary Public

This is unimproved (X) property, known as 5810 Avalon Court, Hermitage, TN 37076
improved (X) (House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claimimg by, through or under the grantor.

Whenever 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 this 27th *day of* May, *19* 98, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mitch E. Poole

Tina Poole

STATE OF Tennessee
COUNTY OF Davidson

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Personally appeared before me, Fred T. Bell, *a Notary Public in and for said County and State,* Mitch E. Poole & Tina Poole, *the within named 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 Hermitage, Tennessee, *this* 27th *day of* April, *19*98.

Notary Public

My Commission Expires: 3-29-98

STATE OF _____
COUNTY OF _____

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and official seal, at office in _____, *this* __ *day of* _____, *19*__.

Notary Public

My Commission Expires: _____

Encumbrances:

1. Taxes for 1998 and all subsequent years.

2. Declaration of Covenants, Conditions and Restrictions of Farmington Woods, of record in Book 8238, page 176, and as amended in Book 8351, page 533, and Supplementary Declarations of record in Book 8702, page 528, Third Amendment to Declarations of record in Book 8447, page 635, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Book 7900, page 424, in said Register's Office.

4. Charter for Farmington Woods Homeowners Association of record in Book 8245, page 768, said Register's Office.

5. Storm Water detention agreement of record in Book 8199, page 852, Register's Office for Davidson County, Tennessee.

6. Subject to rights of others in and to the common areas/elements.

WARRANTY DEED

FROM

TO

044324

IDENTIF. & REFERENCE

98 MAY 29 AM 9:12

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

2953 05/29 0101 03CHECK 4

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10950 PG 194

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
123500.00
MOR TX 456.95
ERR CO
MOR TX 456.95-
456.95
PRFEE 1.00
WDEED 8.00
TOTAL 465.95
CHECK 465.95

05/29/98 01 09:14 0001 2953

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0443241
IDENTIF. & REFERENCE

98 MAY 29 AM 9:12

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

No. 1298900