BOOK 10954 PG 233

PREPARED BY (AND RETURN TO):

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W & I Ref: (sk) Title No: 39953
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Caroline K. Malone Catherine Jo Crowe 113 Vaden Drive Nashville, TN 37221	Mortgage Investor's Group, L.P. 320 N. Cedar Bluff Road, Ste 200 Knoxville, TN 37923

TAX MAP-PARCEL NUMBERS: **133-03-165**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 92,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margaret Warren, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Caroline K. Malone and Catherine Jo Crowe,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 155 on the Plan of Glencoe Acres, Section II, of record in Plat Book 1835, pages 136, 137 & 138, said Register's Office.

SAID Lot No. 155, which is a corner lot, fronts 128.7 feet on the southeasterly margin of Vaden Drive and fronts 76.8 feet on the northeasterly margin of Dumas Drive, said frontages being joined by a curve having a length of 39.3 feet, and extends back 101.3 feet on the northeasterly line and 153.0 feet on the southeasterly line, to a point of intersection.

BEING the same property conveyed to Virginia Guinn (a widow) and Margaret Warren (single), by deed from Robert L. Grace and wife, Alberta W. Grace, of record in Book 4598, page 239, said Register's Office. The said Virginia Guinn has since died. By Quitclaim Deed of record in Book 9894, page 471, said Register's Office, Joyce D. Rushing and Dorothy O'Connor conveyed their joint one-half (1/2) undivided interest to Margaret Warren.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835, Page 136,137 and 138, said Register's Office, which Plan shows a 50 and 25 foot minimum building setback line from Dumas Drive and Vaden Drive, respectively and 10 foot easement for public utility purposes along the northerly line(s); and easement to Southern Bell Telephone and Telegraph Company of record in Book 2099, page 408, said Register's Office. Mortgage Loan Inspection by John Kohl & Co., P.C., dated May 18, 1998, which discloses storm shelter entrance encroaches onto 50 foot minimum building setback line and shed encroaches onto 10 foot public utility easement.

This is improved property, known as: 113 Vaden Drive, Nashville, TN 37221

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

BOOK 10954 PG 234

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of May, 1998.

Margaret Warren

Margaret Warren

State of Tennessee
County of Davidson

On this 27th day of May, 1998, before me the undersigned authority, personally appeared **Margaret Warren**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

State of Tennessee EXP. 5-28-2000
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 92000.00

Caroline K Malone

Affiant

Sworn and subscribed before me on the 27th day of May, 1998.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP 5-28-2000

Notary Public

98 JUN -1 PM 2:04

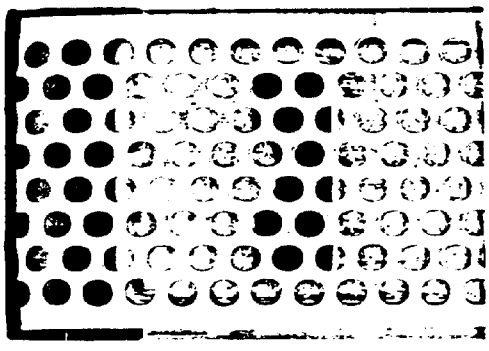
DAVIDSON COUNTY, TN.

3866 06/01 0101 03CHECK 349.40

0444086

IDENTIF. & REFERENCE

Wildoc Deed Wty—12/92



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

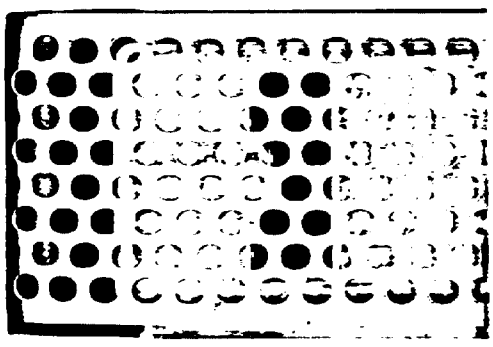
BOOK 10954 PG 235

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	92000.00
CON TX	340.40
PRFEE	1.00
WDEED	8.00
TOTAL	349.40
CHECK	349.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/01/98 01 10:06 0001 3866



0440086

IDENTIF. # REFERENCE

98 JUN -1 PM 2:03

CLERK & MASTER
DAVIDSON COUNTY, TN.

No. 129905