96-B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Sharon K. Pelton 2116 Hobbs Road #K-7 Nashville, TN 37215	First American National Bank First American Center Nashville, TN 37237	Map 131-02-0-A Parcel 068.00Co

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 98-04-6015

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, We, Douglas M. Stephens, Sr. and wife, Virginia G. Stephens (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Sharon K. Pelton, unmarried (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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. K-7 on the plan of Hobbs House Apartments, Condominium Apartments, of record in Book 4595, page 74, as amended in Book 5200, page 54, both in the Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Douglas M. Stephens, Sr. and wife, Virginia G. Stephens by Warranty Deed from Lee Roy Satterwhite and wife, Dorothy Satterwhite of record in Book 7585, page 737, Register's Office for Davidson County, Tennessee.

This description is 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 and restrictive covenants of record.

This is improved property commonly known as 2116 Hobbs Road #K-7, Nashville, Tennessee 37215.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $77,500.00.

Sharon K. Pelton
Affiant

Subscribed and sworn to before me this 29th 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, her 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 except as set forth hereinabove.

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, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of May, 1998.

Douglas M. Stephens, Sr.

Virginia G. Stephens

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 Douglas M. Stephens, Sr. and wife, Virginia G. Stephens, 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 29th day of May, 1998.

Notary Public

My Commission Expires: 11-24-2001

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4999 06/02/1998 01:01 PM 2PGS

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10956 PG 995

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	77500.00
CON TX	286.75
PRFEE	1.00
WDEED	8.00
TOTAL	295.75
CHECK	295.75

06/02/98 01 13:04 0001 4599

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0444797

IDENTIFICATION REFERENCE

98 JUN -2 PM 1:01

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