98-5-510

FILE BOX 19 B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,000.00

Willie D. Warman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: 7/24/99
(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:	MAP-PARCEL NUMBERS
WILBUR W. WARMAN (NAME)	NEW SOUTH FEDERAL SAVINGS BANK (NAME)	MAP 103-04
4400 Utah Avenue (ADDRESS)	1900 CRESTWOOD BOULEVARD (ADDRESS)	PARCEL 118
Nashville, TN 37209 (CITY) (STATE) (ZIP)	BIRMINGHAM, AL 35283-0180 (CITY) (STATE) (ZIP)	FB# 25W-03875

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, JAY DWORSKY AND WIFE, TRISHA OLSON-DWORSKY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILBUR W. WARMAN AND WIFE, PHYLLIS J. WARMAN

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. 7 in Block 2 on the Map of a part of Sylvan Park Subdivision, as of record in Plat Book 332, Page 104, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the North line of Utah Avenue, being the northwest corner of the intersection of said avenue with 44th Street; thence, in a westwardly direction along the said North line a distance of 60 feet to the southeast corner of Lot No. 8; thence, in a northwardly direction along a line dividing Lot No. 8 from Lot No. 7 a distance of 160.00 feet to a point in the South line of an alley; thence, in an eastwardly direction along the said South line a distance of 60.00 feet to a point in the West line of said street; thence, in a southwardly direction along the said West line a distance of 160.00 feet to the point of BEGINNING.

BEING the same property conveyed to Jay Dworsky and wife, Trisha Olson-Dworsky, by Deed from Frederick P. Brooker and wife, Joyce C. Brooker, of record in Book 10273, Page 414, Register's Office for Davidson County, Tennessee.

Legal Continued on Page 2

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unimproved ( )
This is improved (X) property, known as 4400 Utah Avenue, 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 our hand s this 30th day of May 1998

JAY DWORSKY

Trisha Olson-Dworsky
TRISHA OLSON-DWORSKY

DCTN01WC

BOOK 10957 PG 312

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
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

Legal Continued from Page 1

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.

STATE OF MA)
COUNTY OF Norfolk)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAY DWORSKY AND WIFE, TRISHA OLSON-DWORSKY, the bargainor(s), 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 Quincy, MA, this 30th day of May, 1998.

Lisa Stewart
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
MAY 22, 2003

NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS LISA STEWART U.S.A.

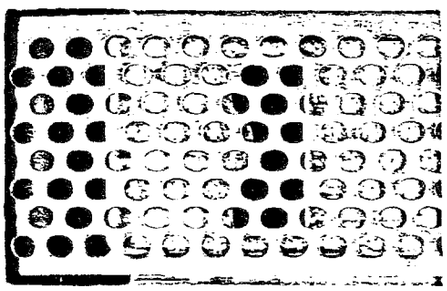
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0444893

RECEIVED FOR REFERENCE

DCTN01WC

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



RECEIVED OF _____

FOR _____

BOOK 10957 PG 313

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 163000.00
CON TX 603.10
PRFEE 1.00
WDEED 8.00
TOTAL 612.10
CHECK 612.10

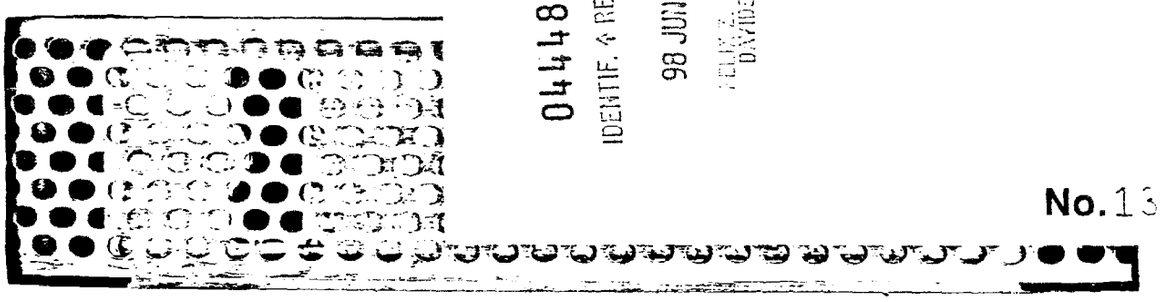
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/02/98 01 14:11 0001 4710

0444893
IDENTIF. & REFERENCE

98 JUN -2 PM 2:09

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



No. 1300642