This instrument prepared by:
JONES & HARDEE
ATTORNEYS AT LAW
339 Main Street
Franklin, TN 37064

BOOK 10958 PG 255

98 JUN -2 PM 4:15

0445105

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Sherry Childs 5933 Retriever Court Antioch, TN 37013	NationsBanc Mtg. Corp. P. O. Box 35140 Louisville, KY 40232	172-8A-69

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mary Wendell Lee Ferguson, unmarried**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Sherry Childs, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Hunters Branch, Section 2B, as of record in Plat Book 6900, page 337, said Register's Office.
>
> Said Lot No. 69 fronts 32.53 feet on the westerly margin of the turnaround of Retriever Court and runs back 103.28 feet on the southerly line and 143.98 feet on the northerly to a line in the rear which measures 135.00 feet thereon.
>
> Being the same property conveyed to Mary Wendell Lee Ferguson by deed from Henry G. Cisneros, Secretary of HUD of record in Book 9266, page 911, Register's Office of Williamson County, Tennessee.

SUBJECT TO THE FOLLOWING: 4926 06/02 0101 03CHECK 375.60

1. 1998 Taxes are a lien, but not yet due and payable.
2. Covenants, conditions and restrictions contained in instrument of record in Book 6601, page 7, said Register's Office.
3. All matters on the Plan of record in Book 6900, page 336 and 337, said Register's Office.
4. By-Laws of Homeowners Association of record in Book 6632, page 429, said Register's Office.
5. Subject to any and all building and zoning regulations of City, County and State.

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 I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my 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.

This property is known as:

5933 Retriever Court, Antioch, TN 37013

WITNESS MY HANDS THIS 29th DAY OF May, 1998.

Mary Wendell Lee Ferguson

SELLER: Mary Wendell Lee Ferguson

STATE OF New Jersey

COUNTY OF Bergen

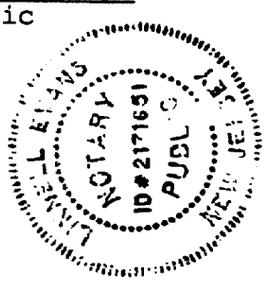
Personally appeared before me, the undersigned, a Notary for said State and County, **Mary Wendell Lee Ferguson**, the within named bargainor(s) with whom I am personally acquainted and who acknowledge that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 29th day of May, 1998 in Franklin, TN.

Notary Public

My Commission Expires:

11/2/99



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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $98,000.00.

Harry A Childs
AFFIANT

Sworn to and subscribed to me, the undersigned, this 29th day of May, 1998, in Franklin, Tennessee.

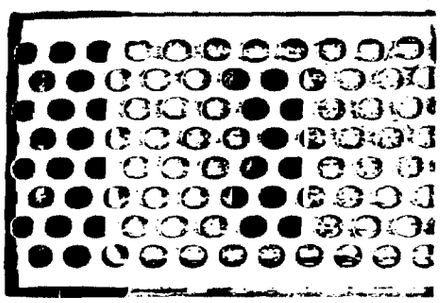
Michelle W. Hall
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE LARGE

MY COMMISSION EXPIRES:

1/2/2002

TNJ/7271.9800/ml



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

RECEIVED OF _____

FOR _____

RBook 10958 Pg 258

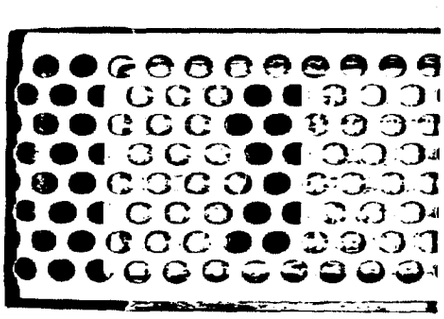
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 98000.00
CON TX 362.60
PRFEE 1.00
MTGFEE 12.00
TOTAL 375.60
CHECK 375.60

06/02/98 01 16:17 0001 4926

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0445105
IDENTIF. & REFERENCE

98 JUN -2 PM 4:15

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

No. 1300856