THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE) BOOK 10958 PG 616
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 250,000.00

Caroline A Weiss
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 29th day of May 1998

Notary Public

My Commission Expires: 4-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
CAROLINE ANNE WEISS 2717 Westwood Avenue Nashville, Tennessee 37212	STANDARD MORTGAGE CORPORATION 5775-D Peachtree Dunwoody Rd 100 Atlanta, Georgia 30342	MAP 104-15 PARCEL 347

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY THOUSAND AND NO/100------ ($ 250,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, MICHAEL MCNAMARA AND MERRY L. TRAUM, BOTH UNMARRIED hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CAROLINE ANNE WEISS, UNMARRIED hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Map of E.C. Scruggs Subdivision of Lot No. 24 in Belair Plan of record in Book 547, page 171, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Michael McNamara and Merry L. Traum, both unmarried, as Joint Tenants with the right of survivorship and not as tenants in common, by deed from J. Fred Knobloch, married, of record in Book 9609, page 849, Register's Office for Davidson County, Tennessee.

0445230
IDENTIF. & REFERENCE

98 JUN -3 AM 8:21
DAVIDSON COUNTY, TN.

MAIL ENV.

This is improved property known as 2717 Westwood Avenue, Nashville, Tennessee 37212

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, her heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of E.C. Scruggs Subdivision of Lot No. 24 in Belair of record in Book 547, page 171, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 29th day of May, 19 98.

Michael McNamara by Mark Deutschmann Atty. in fact
MICHAEL MCNAMARA

Merry L. Traum by Mark Deutschmann Atty. in Fact
MERRY L. TRAUM

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 _____, 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 this _____ day of _____, 19 ____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19 ____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared Mark Deutschmann to me known to be the person who executed the foregoing instrument in behalf of Michael McNamara and Merry L. Traum and acknowledged that he executed the same as the free act and deed of the said Michael McNamara and Merry L. Traum.

Witness my hand and seal this 29th day of May, 1998.

Mitchell A. Watts Notary Public

My commission expires: 9/29/2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

5057 06/03 01:01 CHECK 924.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10958 PG 618

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	250000.00
CON TX	925.00
PRFEE	1.00
WDEED	8.00
TOTAL	934.00
CHECK	934.00

06/03/98 01 08:23 0001 5057

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0445230

IDENTIF. & REFERENCE

98 JUN -3 AM 8:21

No. 1300982