PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

Box 50-b

BOOK 10962 PG 220

ADDRESS NEW OWNER:
Laura K. Treadwell
425 Moss Creek Court
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:

MAP	**142-7**
GROUP	**B**
PARCEL	**12.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Emily E. Phyfer, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Laura K. Treadwell and Tobias A. Weas,** 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. 12 on the Plan of Moss Creek Plantation, of record in Book 6900, page 608, Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George M. Phyfer* and wife, Emily E. Phyfer, by deed from Brandon V. Stotsenburg and wife, Felicia Ann Stotsenburg of record in Book 9648, page 692, Register's Office for Davidson County, Tennessee.

The said George M. Phyfer having since died

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 425 Moss Creek Court, Nashville, Tennessee 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 "GRANTEES", their heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized 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; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 my hand this the 29th day of May, 1998.

Emily E. Phyfer

Emily E. Phyfer

0446132
IDENTIF. & REFERENCE

98 JUN -4 AM 10:27
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10962 PG 221

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Emily E. Phyfer, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

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

Robert M. Goff

NOTARY PUBLIC

My Commission Expires: 9-23-00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $159,500.00.

AFFIANT

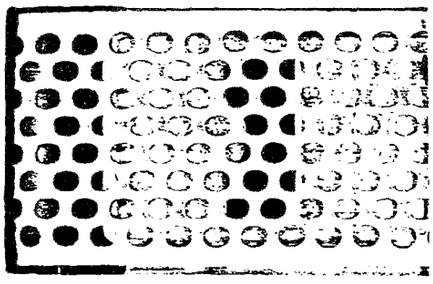
JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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

NOTARY PUBLIC

My Commission Expires: 5-5-99

6023 06/04 0101 03CHECK 599.15



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

RECEIVED OF _____

FOR _____

BOOK 10962 PG 222

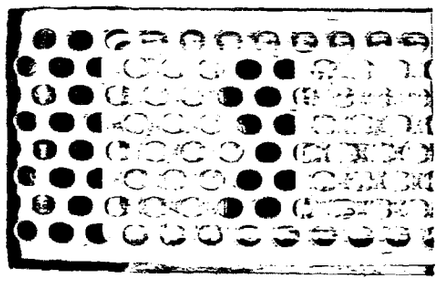
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 159500.00
CON TX 590.15
PRFEE 1.00
WDEED 8.00
TOTAL 599.15
CHECK 599.15

06/04/98 01 10:30 0001 6033

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04461.32
IDENTIF. # REFERENCE

98 JUN -4 AM 10:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1301941