BOOK 10966 PG 957

This Instrument Prepared by J. Schuhl
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

AREL-01701

WARRANTY DEED

THIS INDENTURE, made this 11th day of May, A.D., 19 98, between **KIRK D. HOLMES and LASHAWN HOLMES, husband and wife**

Tennessee, First Parties, and

DIANNE UPSHAW, UNMARRIED AND ROBERT L. JORDAN, UNMARRIED

Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of TEN AND NO/100---------- ($ 10.00----------) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

WE, KIRK D. HOLMES AND LASHAWN HOLMES, husband and wife have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND in Davidson County, Tennessee being Lot No. 31 on the Plan of Roundwood Forest, Section 2, as of record in Book 6250, page 548, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same premises which John T. and Jeanie L. Master, by Deed dated June 27, 1988 and recorded in Davidson County, Tennessee in Deed Book Volume 7601, Page 964&c., granted and conveyed unto Kirk D. Holmes and Lashawn Holmes, husband and wife, in fee.

98 JUN -8 AM 11:27
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0447489

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except PLEASE SEE Exhibit "A" attached hereto.

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 150-10, PARCEL 154, 1997 REAL PROPERTY TAXES ARE PAID IN T AMOUNT OF 1174.2).

2. All matters as set forth on the Plan of record in Plat Book 6250, page 548, said Register's Office, which plan includes a 2.5 foot utility anchor easement on the northeast corner of said lot; a 2.5 utility anchor easement on the southest corner of said lot; and a 10-foot public utility and drainagee easement on the western lot line.

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IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) Kirk D. Holmes (L.S.)
Kirk D. Holmes

_____(L.S.) Lashawn Holmes (L.S.)
Lashawn Holmes

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **KIRK D. HOLMES and LASHAWN HOLMES, husband and wife**, the within named bargainor, 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 office, in Williamson County, this 11th day of May 19 98

Notary Public

My Commission expires 7-28-2001

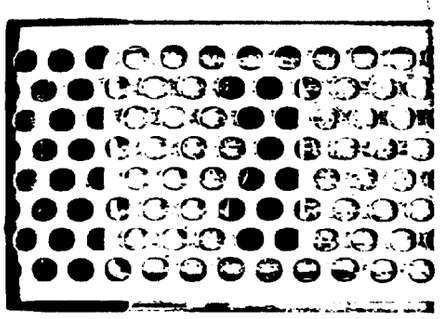
THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER Dianne Upshaw
ADDRESS 3128 Roundwood Terrace Lane
Antioch, TN 37013

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
Hodges and Fooshee Mortgage Bankers, Inc.
ADDRESS 5123 Virginia Way
Brentwood, TN 37027

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 111,580.00 . Affiant Dianne Upshaw.

Subscribed and sworn to before me this 22nd day of May 19 98 .

Notary Public



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

RECEIVED OF _____

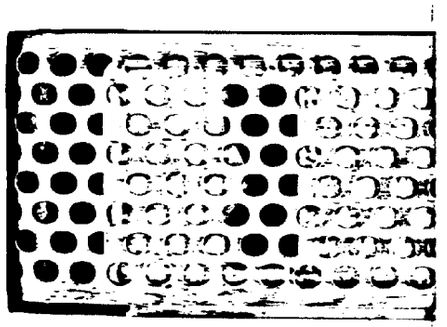
FOR _____

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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	
				111580.00
			CON TX	412.85
			PRFEE	1.00
			WDEED	12.00
			TOTAL	425.85
			CHECK	425.85
06/08/98	01		11:30 0001	7498

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0447489
IDENTIF. ✦ REFERENCE
98 JUN -8 AM 11:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1303393