THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BK/PG: 10969:544

ADDRESS NEW OWNER:
Tommy & Christina Stephens
64 Vaughns Gap Road
Nashville, TN 37205

MAP AND PARCEL NO:

MAP 129-11, PARCEL 64

98 JUN -9 PM 2:45
REGISTER
DAVIDSON COUNTY, TN.

0448220

MAIL ENV.

SEND TAX BILLS TO:
First Trust Mortgage Company
5111 Maryland Way, Suite 206
Brentwood, TN 37027

345
2nd

The actual consideration or value, whichever is greater, for this itransfer, is $ 150,500.00 **, this** 5th **day of** June **, 1998.**

Mary B Hugg
AFFIANT

Sworn to and subscribed before me this 5th **day of** June **, 1998.**

Kathy Witcher
NOTARY PUBLIC

My commission expires: My Commission Expires SEPT. 26, 1998

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, LAWRENCE J. PARR AND WIFE, CYNTHIA A. PARR, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said Tommy Stephens and wife, Christina Stephens, hereinafter referred to as GRANTEE(S), HIS/HER/THEIR/ITS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 64 VAUGHN'S GAP ROAD, NASHVILLE, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE(S), HIS/HER/THEIR/ITS successors, heirs and assigns forever, WE covenant that WE are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said GRANTEE(S), HIS/HER/THEIR/ITS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR hands and seals on this the 15 day of MAY, 199 8.

LAWRENCE J. PARR, JR.
Signature of Seller

CYNTHIA A. PARR
Signature of Seller

STATE OF TENNESSEE : TN

COUNTY OF DAVIDSON : DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAWRENCE J. PARR, JR. AND WIFE, CYNTHIA A. PARR, the within named bargainors with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MBE #2525, _____, on this the 15 day of May, 1998.

My commission expires: 9/29/2001

notary public

CHAD HOLLINGSWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

8278 06/09/98 10:01 03CHECK 569.85

EXHIBIT 'A'

Being Lot No. 144 on the Plan of section I Warner Park Valley, of record in Book 3600, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 144 fronts 104.11 feet on the east side of Vaughn's Gap Road and extends back 148.28 feet on the north line and 150 feet on the south line to a dead line in the rear on which it measures 98.74 feet.

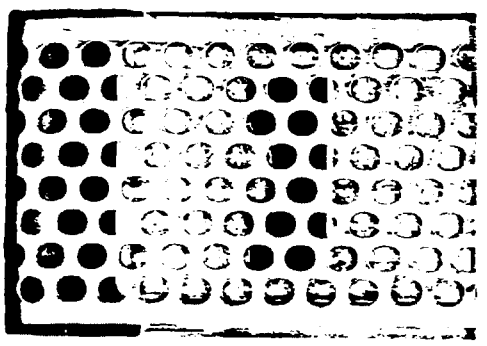
BEING the same property conveyed to LAWRENCE I. PARR, JR. and CYNTHIA A. PARR, HUSBAND AND WIFE, by Warranty Deed from OWEN A. JONES, , AND WIFE, of record in Book 10252, page 306, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 129-11, PARCEL 64, 1997 REAL PROPERTY TAXES - 1195.56).

2. All matters as set forth on the Plan of record in Plat Book 3600, page 12, said Register's Office, which plan includes a 30-foot minimum building setback line from VAUGHN'S ROAD; a 10-foot public utility and drainage easement along the REAR lot line; and a 5-foot public utility and drainage easement along the southerly lot line. Said Plat was amended by instrument of record in Book 3702, page 465, which removes the words "or basement" on Note 4 on Plan - ALSO - Plan amended by instrument of record in Book 3766, page 351, as to lot line between Lots 121 and 122 in said subdivision.

3. Restrictive Covenants recorded in Deed Book 3466, Page 89, Book 3577, page 511, Book 3702, page 465, and Book 3770, page 81, Register's Office for DAVIDSON County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10969 PG 547

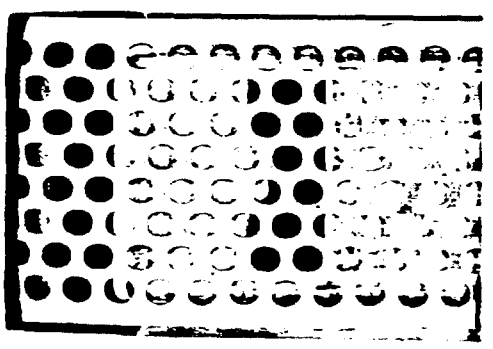
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 15500.00	

ERR CO
CAMT 15500.00-
CAMT 150500.00
CON TX 556.85
PRFEE 1.00
WDEED 12.00
TOTAL 569.85
CHECK 569.85

06/09/98 01 14:44 0001 8278

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0448220
IDENTIF. ↑ REFERENCE
98 JUN -9 PM 2:45
REGISTER
DAVIDSON COUNTY, TN.

No.1304167