26B

This instrument was prepared by:
J. E. Spruill, Attorney At Law
Woodmont Centre
104 Woodmont Boulevard, Suite 115
Nashville, Tennessee 37205
(615) 297-1568

BOOK 10970 PG 321

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
John J. Forte 827 Argle Avenue Madison, TN 37115	Star Bank Mortgage P.O. Box 20005 Owensboro, KY 42301-0005	Map 051-04-0 Parcel 171.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Timothy A. Houston and wife, Connie L. Houston (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto John J. Forte (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 6 of Block D and the southerly one-half of Lot No. 5 of Block D, on the Map of Power and Roth's Madison Park, of record in Book 843, page 7, Register's Office for Davidson County, Tennessee.

Said lot and part of said lot adjoin and front together 75 feet on the east side of Argyle Avenue and run back between parallel lines, 220 feet to a dead line.

Being the same property conveyed to Timothy A. Houston and wife, Connie L. Houston by Warranty Deed from George H. Callis, Jr. and wife, Ruth J. Callis of record in Book 6968, Page 988, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1998 and subsequent years, any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property and restrictive covenants of record in Book 963, page 665 and Book 1217, page 283, Register's Office for Davidson County, Tennessee.

Grantee herein, as part of the purchase price and consideration for this deed, assumes and agrees to pay the indebtedness evidenced by that certain Deed of Trust made by Timothy A. Houston and wife, Connie L. Houston to Stephen R. Josleyn, Trustee for the benefit of CityFed Mortgage Company, which Deed of Trust is recorded in the Register's Office for Davidson County, Tennessee, in Book 6968, page 991 and as re-recorded in Book 7163, page 619, and note of even date thereby secured, in the original principal amount of $51,900.00, payable to Homeland Mortgage Corporation. Said Deed of Trust has since been assigned to City Federal Savings Bank of record in Book 6969, page 50 and as re-recorded in Book 7163, page 623, Register's Office for Davidson County, Tennessee. On June 1, 1995, said indebtedness was assigned to Star Bank Mortgage.

This is improved property commonly known as 827 Argle Avenue, Nashville, Tennessee 37115.

98 JUN 10 AM 9:17
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

0448412
IDENTIF. & REFERENCE

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

BK/PG 10970:322

The actual consideration or value, whichever is greater for this transfer is $80,000.00.

John J. Forte
Affiant

Subscribed and sworn to before me this the 8th day of June, 1998.

J E Spruill
Notary Public

My Commission Expires: 10-12-99

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 8th day of June, 1998.

Timothy A. Houston

Connie L. Houston

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

B474 06/10 0101 03CHECK 305.00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy A. Houston and wife, Connie L. Houston, the bargainors, 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 Nashville, Tennessee, this 8th day of June, 1998.

J E Spruill
Notary Public

My Commission Expires: 10-12-99

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

RECEIVED OF _____

FOR _____ BOOK 10970 PG 323

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR. 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 80000.00
CON TX 296.00
PRFEE 1.00
MDEED 8.00
TOTAL 305.00
CHECK 305.00
06/10/98 01 09:16 0001 8474

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0448412
IDENTIF. ↑ REFERENCE
98 JUN 10 AM 9:17
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1304360