BOOK 10971 PG 795

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

James L. Warner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF June 19 98

RUSSELL JOHN MCCANN NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES 9-11-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, P.C., 121 First Ave. Suite 210, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Warner	MIGLP, Limited Partnership	MAP 43-6
(NAME)	(NAME)	
505 Singer Drive	320 Cedar Bluff Road, Ste 200	PARCEL 251
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE Teal Arthur Broersma and wife, Kaye Farmer signing for the purpose of conveying all statutory rights

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Warner, unmarried

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. 176 on the Plan of Madison Park, Section 6, as of record in Plan Book 4300, page 58, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Teal Arthur Broersma and wife, Charla E. Broersma, by deed from Cecil Curtis Anderson and wife, Deborah J. Anderson, of record in Book 6719, page 75, the said Charla Eleaine Broersma having quitclaimed hereinterest in said proeprty to Teal Arthur Broersma, of record in Book 9931, page 297, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 4431, page 591, Register's Office for Davidson County, Tennessee.

Plan of record in Book 4300, page 58, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

unimproved ( )
This is improved (X) property, known as 505 Singer Drive, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 5th day of June 19 98

Teal Arthur Broersma

Kaye Farmer
KAYE FARMER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teal Arthur Broersma and Kate Farmer

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 5th day of June 19 98.

Commission expires 9-11-2001

Notary Public

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

8842 06/10 0101 03CHECK 312.40

04487677

IDENTIF. & REFERENCE

98 JUN 10 PM 2:42

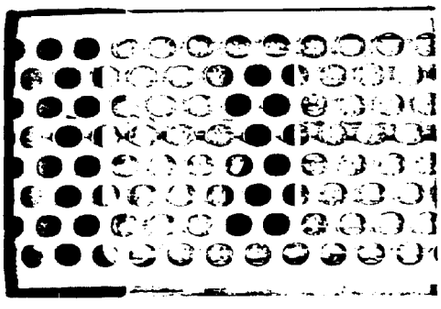
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10971 PG 797

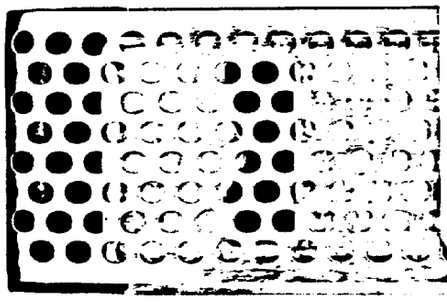
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 82000.00
CON TX 303.40
PRFEE 1.00
WDEED 8.00
TOTAL 312.40
CHECK 312.40

06/10/98 01 14:41 0001 8842

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0448767
IDENTIF. ◆ REFERENCE

98 JUN 10 PM 2:42

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1304727