STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 1-17-99

BOOK 10972 PG 727

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mack W. Sain (NAME)	Mortgage Resources, Inc. (NAME)	72-7-298
1409 Oakhurst Drive (STREET ADDRESS OR ROUTE NUMBER)	404 BNA Drive, Ste. 400 (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Allison Dawkins and Betty Dawkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mack W. Sain and wife, Patricia A. Sain

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

(Continued)

98 JUN 11 AM 10:25

IDENTIFICATION REFERENCE

01409099

MAIL ENV.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 1409 Oakhurst Drive (House Number) (Street) Nashville, TN 37216 (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. Whenever 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 our hand(s) this 5th day of June, 19 98

Allison Dawkins

Betty Dawkins

9215 06/11/98 03CHECK 301.60

STATE OF TENNESSEE
COUNTY OF Davidson }

BOOK 10972 PG 728

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allison Dawkins and Betty Dawkins

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of June, 19 97

Commission expires 1-17-99

Notary Public

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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_____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

Furnished by:

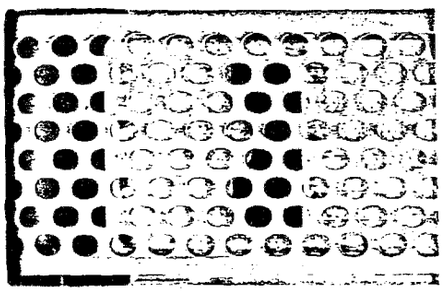
BOOK 10972 PG 729

EXHIBIT "A"
LEGAL DESCRIPTION

Located in Nashville, County of Davidson, State of Tennessee, to wit: Being the easterly part of Lot NO. 26 on the Map showing subdivision of the Waters Place on Maxey Lane, as shown on plat of record in Plat Book 332, Pages 136 and 137, in the Register's Office of Davidson County, Tennessee, described as follows:

Beginning at a point on the northerly side of Oakhurst Avenue, the intersection with the easterly margin of a 12-foot alley, the southwest corner of the said lot; thence in a northwesterly direction, with the easterly margin of the said alley; 31 feet, more or less, to a point on the said alley 100 feet westerly from the easterly line of the said lot; thence northerly and parallel with the easterly line of the said lot, 125 feet, more or less, to another 12-foot alley; thence easterly with the southerly margin of said last mentioned alley, 100 feet to the northest corner of the said lot No. 26, being the northwest corner of lot No. 27, on said plan; thence southerly, with the line between said Lots No. 26 and 27, 150 feet to Oakhurst Avenue, thence westerly, with the northerly side of Oakhurst Avenue 77.9 feet to the beginning.

Being the same property conveyed to Allison Dawkins and Betty Dawkins by Deed of Record in Book 10923, page 823, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 10972 PG 730

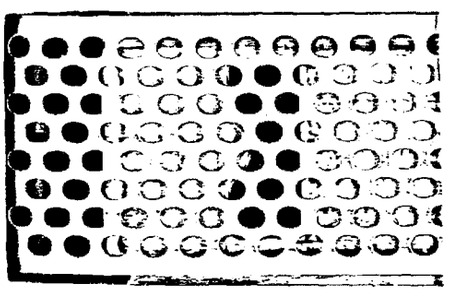
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 78000.00
CON TX 288.60
PRFEE 1.00
WDEED 12.00
TOTAL 301.60
CHECK 301.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/11/98 01 10:24 0001 9215



0449099
IDENTIF. # REFERENCE

98 JUN 11 AM 10:25
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1305096