BOOK 10974 PG 721

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,500.00

Patsy A Duffer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: 9/25/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE COMPANY, 668 Nashville Pike, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PATSY A. DUFFER (NAME)	CENTURY MORTGAGE CORP. (NAME)	MAP 140
1413 Bain Drive (ADDRESS)	Two International Drive (ADDRESS)	PARCEL 47.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (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, THOMAS M. MCAULEY AND WIFE, RACHEL A. MCAULEY AND CHARLES R. APPLETON AND WIFE, EBEN H. APPLETON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PATSY A. DUFFER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN City COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SITUATED in Davidson County, Tennessee, and described as follows:

BEING Lot No. 60 on the Plan of Stanley Heights, as of record in Book 3300, Page 74, Register's Office of Davidson County, Tennessee.

Said Lot fronts 62 feet on the west side of Bain Drive and runs back 126.5 feet on the north line 145.1 feet on the south line to a dead line in the rear of which it measures 59.9 feet.

BEING the property conveyed to Thomas M. McAuley and wife, Rachel A. McAuley and Charles R. Appleton and wife, Eben H. Appleton by deed from George J. Schutt and wife, Frances L. Schutt of record in Book 9747, Page 915, Register's Office of Davidson County,

This conveyance is made subject to restrictive covenants of record in Book 3405, Page 286, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantee(s) herein.

This is improved (X) property, known as 1413 Bain Drive, Madison, TN 37115 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 our hand s this 1st day of June 19 98.

Thomas M. McAuley
THOMAS M. MCAULEY

Rachel A. McAuley
RACHEL A. MCAULEY

Charles R. Appleton by Eben H. Appleton Attorney in fact
CHARLES R. APPLETON, BY EBEN H. APPLETON, ATTORNEY IN FACT

Eben H. Appleton
EBEN H. APPLETON

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

_____
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_____ 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas M. McAuley and wife, Rachel A. McAuley and Eben H. Appleton the bargainor(s), 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 2nd of June, 1998.

NOTARY PUBLIC

My Commission Expires: 9/29/2001

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this June 1, 1998, before me personally appeared Eben H. Appleton, to me known (or proven to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of Charles H. Appleton, and acknowledged that she executed the same as the free act and deed of said Charles R. Appleton

Witness by hand and official seal at Nashville, Tennessee, this 2nd of June, 1998.

NOTARY PUBLIC

My Commission expires: 9/29/2001

NOTARY PUBLIC DAVIDSON COUNTY

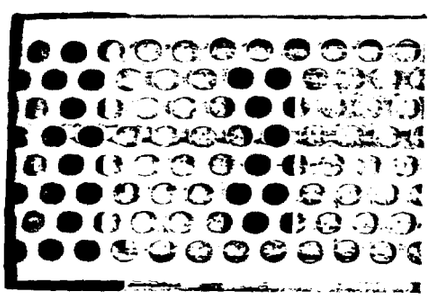
0449717

RECEIVED FOR REFERENCE

98 JUN 12 AM 10:11

MAIL ENV.

9889 06/12 0101 03CHECK 288.55



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

RECEIVED OF _____

FOR _____

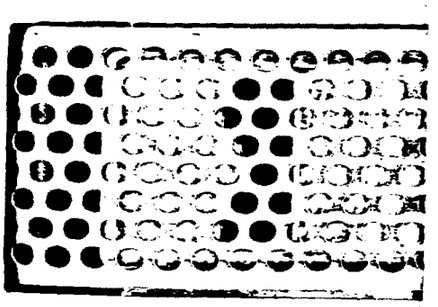
BOOK 10974 PG 723

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 75500.00
CON TX 279.35
PRFEE 1.00
WDEED 8.00
TOTAL 288.35
CHECK 288.35
06/12/98 01 10:10 0001 9889

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0449717
IDENTIF. & REFERENCE

98 JUN 12 AM 10:11

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

No. 1305764