PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

BOOK 10980 PG 523

W & I Ref: (sk) Title No: 40030
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William E. Ensign, Jr. 5105 Dakota Ave. Nashville, TN 37209	Mortgage Resources, Inc. 404 BNA Drive, Suite 400 Nashville, TN 37217

TAX MAP-PARCEL NUMBERS: 103-03-089

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 155,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven A. Sheehan and spouse, Denise S. Sheehan,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William E. Ensign, Jr.,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the easterly 50 feet of the westerly 200 feet of the northerly 150 feet of Block No. 19 on the plan of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County.

SAID part of Block No. 19 fronts 50 feet on the southerly side of Dakota Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Martha Denise Stiff, a single person by deed from Trent J. Moody and spouse, Susan A. Moody of record in Book 8591, Page 696, Register's Office for said County. By Quitclaim Deed of record in Book 10260, Page 400, said Register's Office, the said Martha Denise Stiff, a single person, conveyed subject property to Steven A. Sheehan and spouse, Denise S. Sheehan.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 421, Page 18, said Register's Office.

This is improved property, known as: 5105 Dakota Ave., Nashville, TN 37209

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of June, 1998.

Steven A. Sheehan

Denise S. Sheehan

State of Tennessee
County of Davidson

On this 12th day of June, 1998, before me the undersigned authority, personally appeared **Steven A. Sheehan** and **Denise S. Sheehan**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 155000.00

Affiant

Sworn and subscribed before me on the 12th day of June, 1998.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

045173

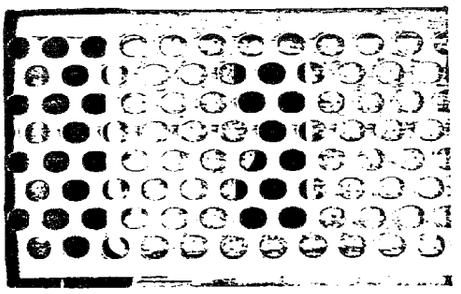
IDENTIF. & REFERENCE

98 JUN 17 PM 12:53

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

2070 06/17 0101 03CHECK 582.50

Wldoc: Deed Wty—12/92



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10980 PG 525

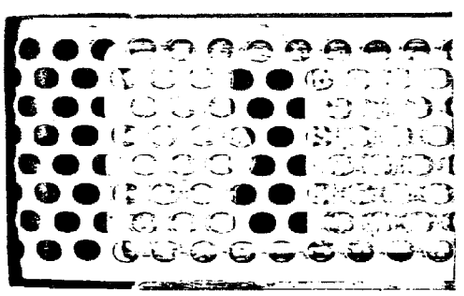
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 155000.00
CON TX 573.50
PRFEE 1.00
WDEED 8.00
TOTAL 582.50
CHECK 582.50

06/17/98 01 12:52 0001 2070

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0451731
IDENTIF. ◄ REFERENCE

98 JUN 17 PM 12:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1307923