After.Recording Return To:
Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

BOOK 10982 PG 64

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **George W. Stoner and wife, Naomi I. Stoner** (hereinafter referred to as "Grantors") have this day bargained and sold and does hereby transfer and convey unto **Frank O. Farrell, an unmarried person,** (hereinafter referred to as "Grantees")their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, his/her/their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 10 day of June, 1998.

George W. Stoner
George W. Stoner

Naomi I. Stoner
Naomi I. Stoner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared George W. Stoner and wife, Naomi I. Stoner, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed for the purposes therein contained.

Witness my hand and official seal this 10 day of June, 1998.

Grant B. Stockton
Notary Public

My Commission Expires: _____

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires 5-28-2000

98 JUN 18 AM 10:20
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0452114
IDENTIF. & REFERENCE

2489 03CHECK 290.13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $74,900.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Carolyn Thompson
Affiant

Subscribed and sworn to before me this 10 day of June, 1998.

Grant B. Stockton
Notary Public

My Commission Expires: _____

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires 5-28-2000

THIS INSTRUMENT PREPARED BY:

Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

MAP AND PARCEL NUMBERS: Map 52-01 Group O Parcel 40.00

ADDRESS NEW OWNER:
Frank O. Farrell
304 Harris Street
Madison, TN 37115

SEND TAX BILLS TO:
FRANKLIN AMERICAN MORTGAGE
214 Overlook ct Suite 150
Brentwood TN
37027

Exhibit A

A certain tract or parcel of land in Davidson County, Tennessee, described as follows; to-wit:

Being Lots 29 and 30 of Block B on the Plan of Crittenden Estates, of record in Book 974, page 69, Register's Office for said County.

Said lots adjoin and front together 100 feet on the south side of Harris St. and back between parallel lines 165 feet to a dead line in the rear.

Being the same property conveyed to George W. Stoner and wife Naomi I. Stoner by Warranty Deed from George D. Chaney and wife Stella M. Chaney dated December 22, 1959 and recorded January 7, 1960, in Book 2999, page 395, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10982 PG 67

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 74900.00
CON TX 277.13
PRFEE 1.00
WDEED 12.00
TOTAL 290.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID ~~BY~~ BANK 290.13

06/18/98 01 10:20 0001 2489

0452114 IDENTIF. ↑ REFERENCE

98 JUN 18 AM 10:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1308335