BOOK 10993 PG 826

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 177,500.00

Affiant

Subscribed and sworn to before me, this 16th day of June 1998

Notary Public

My Commission Expires: 4.24.2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ROBERT J. McNAMARA 1408 Eastland Avenue Nashville, Tennessee 37206	FT MORTGAGE COMPANIES 2974 LBJ Freeway Suite 200 Dallas, Texas 75234	MAP 83-5 PARCEL 386

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY SEVEN THOUSAND FIVE HUNDRED AND NO/100---------- ($ 177,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , FRANK CONLEY, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto ROBERT J. McNAMARA, unmarried hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 8 on the Map of the Subdivision of the C.F. Ordway's Home Place as of record in Book 57, page 88, and described as follows:

BEGINNING at a point in the southerly margin of Eastland Avenue, formerly Vaughn Pike, 250.0 feet west of the westerly margin of 15th Street; thence southerly parallel to the westerly margin of 15th Street, 170.0 feet to the north margin of an alley; thence with the margin ~~of~~ the same westerly 50.0 feet; thence northerly 170.0 feet to the southerly margin of Eastland Avenue; thence with the margin of the same easterly 50.0 feet to the point of beginning.

BEING the same property conveyed to Frank Conley, unmarried, by deed from Dillon John Alderman, unmarried, of record in Book 10554, page 931, Register's Office for Davidson County, Tennessee.

0452684
IDENTIF. & REFERENCE

98 JUN 19 AM 9:51
ELIX Z. FREEMAN REGISTER
DAVIDSON COUNTY, TN

This is improved property known as 1408 Eastland Avenue, Nashville, Tennessee 37206

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___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Subdivison of C.F. Ordway's Home Place of record in Book 57 , page 88 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 16th day of June, 19 98.

Frank Conley

FRANK CONLEY

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 FRANK CONLEY, UNMARRIED, 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 this 16th day of June, 1998.

Mitchell A Watts

My Commission Expires: September 29, 2001 — Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____, 19____.

My Commission Expires: _____ — Notary Public

3085 06/19 0101 03CHECK 665.75

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

RECEIVED OF _____

FOR _____

BOOK 10983 PG 828

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 177500.00
CON TX 656.75
PRFEE 1.00
WDEED 8.00
TOTAL 665.75
CHECK 665.75

06/19/98 01 09:55 0001 3085

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0452684
IDENTIF. & REFERENCE
98 JUN 19 AM 9:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1308921