'80

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 10984 PG 745

WARRANTY DEED

THIS INDENTURE is made and entered into this **18th** day of **June, 1998** between WILLIAM ATWOOD and LISA ATWOOD, HUSBAND AND WIFE, GRANTORs, and JANICE M. FLY, UNMARRIED, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, WILLIAM ATWOOD and LISA ATWOOD, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto JANICE M. FLY, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 511 ANDERSON LANE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind himself/herself/themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: William Atwood
WILLIAM ATWOOD Signature of Seller

Lisa Atwood
LISA ATWOOD

98 JUN 19 PM 2:34
REGISTER
DAVIDSON COUNTY, TN.

3309 06/19 0101 03CHECK 279.4

0452893

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WILLIAM ATWOOD and LISA ATWOOD, HUSBAND AND WIFE, the within named bargainor, 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, at office, this **18th** day of **June, 1998.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

JANICE M. FLY, UNMARRIED and
511 Anderson Lane
Madison, Tn 37115

Property Address:

511 ANDERSON LANE
MADISON, TN 37115

Person Responsible for Taxes:

FT MORTGAGE COMPANIES
10741 King William Dr
Dallas, TX 75220

Map & Parcel #: MAP 043-06-0, PARCEL 04.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$72,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **18th** day of **June, 1998.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

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Land in Davidson County, Tennessee, being parts of Lots Nos. 28 and 30 on the Plan of Dixie Pure Food Subdivision, as of record in Book 161, page 113, Register's Office for Davidson County, and more particularly described according to a survey by Stephen A. Draper, Surveyor, October 25, 1955, as follows:

Beginning at a point on the northerly side of Anderson Lane, as widened at a point 373 feet in an easterly direction from Pierce Avenue, and thence North 2 deg. 19' East 263.1 feet to a point; thence South 87 deg. 30' East 110 feet to a point; thence south 5 deg. 45' West 233 feet to a point on the northerly margin of Anderson Lane; thence following said Anderson Lane, North 89 deg. 30' West 100 feet to the point of beginning, and containing 0.50 acres, more or less.

BEING the same property conveyed to WILLIAM ATWOOD and LISA ATWOOD, HUSBAND AND WIFE, by Deed from DAVID M. AND TINA B. FESMIRE, of record in Book 8884, page 595, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 043-06-0, PARCEL 04.00, 1997 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 534.65).

2. All matters as set forth on the Plan of record in Plat Book 161, page 13, said Register's Office, INCLUDING any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10984 PG 748

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 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 12.00
TOTAL 279.40
CHECK 279.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 3309

0452893
IDENTIFICATION REFERENCE
98 JUN 19 PM 2:34
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1309143