PREPARED BY (AND RETURN TO): BOOK 10994 PG 295

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37215-0157
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W & I Ref: (ljh) Title No: 39997
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John B. Jewell, III 5013 Bambron Drive Nashville, Tn 37221	Franklin Financial Mortgage, Inc. P. O. Box 687 Franklin, TN 37065-0687

TAX MAP-PARCEL NUMBERS: 155-06-044

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 137500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Julia H. Cargile, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **John B. Jewell, III, and Jennifer Ann Jewell, as joint tenants with right of survivorship,** 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 Lot No. 29 on the Plan of Pasquo Park, Section Two of record in Plat Book 3600, Page 77, Register's Office for said County.

SAID Lot No. 29 fronts 130.0 feet on the southerly margin of Cambron Park and extends back 225.6 feet on the easterly line and 223.4 feet on the westerly line to a dead line in the rear, measuring 130.0 feet thereon.

BEING the same property conveyed to Julia H. Cargile and husband Jeffrey M. Cargile by deed from Allen W. Arnold, Jr., and wife, Charlotte A. Arnold of record in Book 8748, Page 347, Register's Office for said County. The said Julia H. Cargile and Jeffrey M .Cargile have since divorced by Quitclaim Deed of record in Book 10895, Page 75, said Register's Office, the said Jeffrey M. Cargile conveyed his interest in subject property to Julia H. Cargile.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3600, Page 77, said Register's Office, which Plan shows a 50 foot minimum building setback line from Cambron Drive and 10 foot easement for public utility purposes along the rear line(s) of said lot; Restrictive covenants of record in Book 3870, Page 12, said Register's Office.

This is improved property, known as: 5013 Cambron Drive, Nashville, TN 37221

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 25th day of June, 1998.

Julia H. Cargile

State of Tennessee
County of Davidson

On this 25th day of June, 1998, before me the undersigned authority, personally appeared **Julia H. Cargile**, 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.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP 5-28-200

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: $ 137500.00

Affiant

Sworn and subscribed before me on the 25th day of June, 1998.

Notary Public

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-200

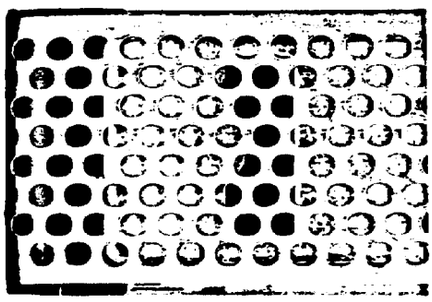
98 JUN 26 PM 1:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0455645
IDENTIF. & REFERENCE

6297 06/26 0101 03CHECK 517.75

Wilder Deed Wty—12/92

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



RECEIVED OF _____

FOR _____

BOOK 10994 PG 297

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

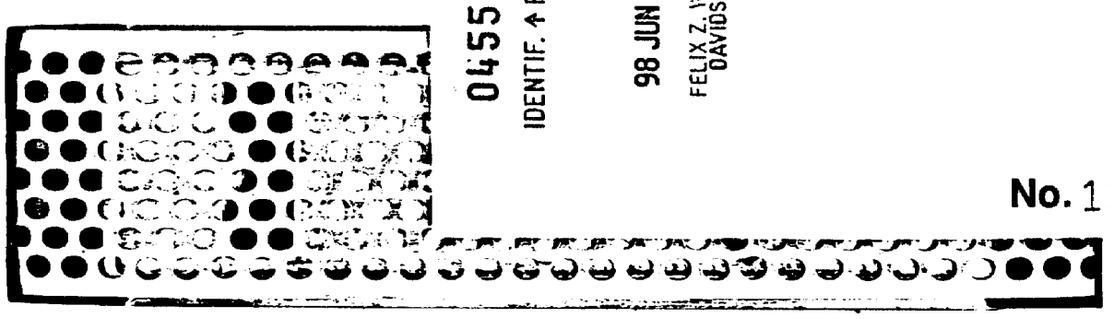
CAMT 137500.00
CON TX 508.75
PRFEE 1.00
WDEED 8.00
TOTAL 517.75
CHECK 517.75

06/26/98 01 13:47 0001 6297

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0455645
IDENTIF. # REFERENCE

98 JUN 26 PM 1:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1312097