BOOK 10995 PG 293

14A

WARRANTY DEED

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $29,938.32

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy McKinney (NAME)	Chase Manhattan Mortgage (NAME)	161-11A-44
1043 Ridgeview Drive (ADDRESS)	P. O. Box 4025 (ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Monroe, LA 71211 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, George Richard Carpenter, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy McKinney, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 44 on the Plan of Huntington Ridge Townhouses, of record in Book 4675, Page 9, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to George Richard Carpenter, unmarried, and Timothy Lee McKinney, unmarried, as joint tenants with right of survivorship, by Deed from DeWitt A. Bennett and wife, Anna L. Bennett, of record in Book 7262, Page 792, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 4729, Page 687, Book 4889, Page 905 and Book 5394, Page 243, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed by the Grantee(s) herein.

AS part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid balance owing on a certain Note executed by George Richard Carpenter and Timothy Lee McKinney and secured by a Deed of Trust executed by same to secure to Atlantic Coast Mortgage Company, in the original principal amount of $ 66,950.00, of record in Book 7262, Page 795, Register's Office for Davidson County, Tennessee.

*all my interest (an undivided 50% interest)

unimproved ( )
This is improved (X) property, known as 386 Huntington Ridge, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25th day of June 19 98

George Richard Carpenter

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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 George Richard Carpenter, 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 at NASHVILLE, Tennessee, this 25th day of June 19 98

Commission expires May 27, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0455991

IDENTIF. # REFERENCE

98 JUN 29 AM 9:46

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

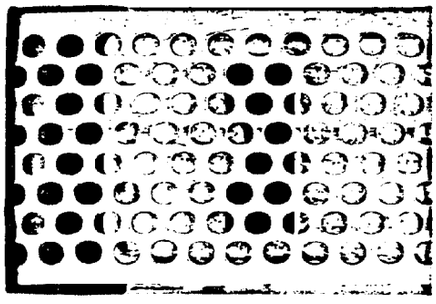
5687 06/29 0101 03CHECK 119.77

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10995 PG 295

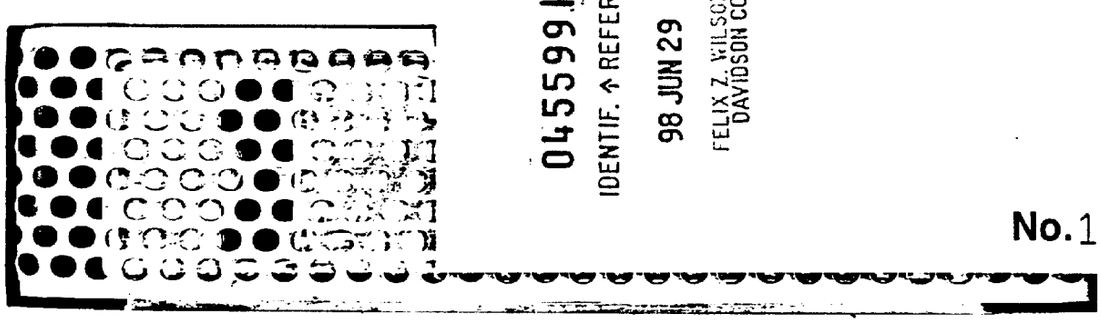
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	29938.32
CON TX	110.77
PRFEE	1.00
[illegible]	8.00
TOTAL	119.77
CHECK	119.77

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/29/98 01 09:46 0001 6687



045599 I

IDENTIF. ↑ REFERENCE

98 JUN 29 AM 9:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1312483