BOOK 10997 PAGE 744

THIS INSTRUMENT PREPARED BY:

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

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 274,000.00

Carla F. Fenswick
Affiant

Subscribed and sworn to before me, this 26th day of June 1998

Mitchell A. Watts
Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MICHAEL L. FENSWICK 1411 Beechwood Avenue Nashville, Tennessee 37212	SOUTHTRUST MORTGAGE CORPORATION 5409 Maryland Way Suite 100 Brentwood, Tennessee 37027	MAP 118-1 PARCEL 7

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY FOUR THOUSAND AND NO/100---------- ($ 274,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, BRADLEY E. POE, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto MICHAEL L. FENSWICK AND WIFE, CARLA F. FENSWICK hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the west one-half of Lot No. 94 on the Plan of Belmont Land Company's Plan called Belmont Heights as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID part of said Lot fronts 50.0 feet on the southerly side of Beechwood Avenue and extends back between parallel lines along the east margin of 15th Avenue, South, 188.0 feet to an alley.

BEING the same property conveyed to Bradley E. Poe by deed from Secretary of Veterans Affairs of record in Book 8300, page 497, Register's Office for Davidson County, Tennessee.

0456660
IDENTIF. ↑ REFERENCE

98 JUN 30 AM 9:19
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7378 06/30 0101 03CHECK 1022.80

This is improved property known as 1411 Beechwood Avenue, Nashville, Tennessee 37212

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 s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has 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 Belmont Land Company's plan called Belmont Heights of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 26th day of June, 19 98.

Bradley E. Poe by Keith Merrill ATTY IN FACT

BRADLEY E. POE

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 _____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____ , 19 ____.

My Commission Expires: _____ 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

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared KEITH MERRILL to me known to be the person who executed the foregoing instrument in behalf of BRADLEY E. POE and acknowledged that he executed the same as the free act and deed of the said BRADLEY E. POE.

WITNESS my hand and seal this 26th day of June, 1998.

Notary Public

My commission expires: 9/29/2001

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

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

RECEIVED OF _____

FOR _____

BOOK 10997 PAGE 746

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
274000.00
CON TX 1013.80
PRFEE 1.00
WDEED 8.00
TOTAL 1022.80
CHECK 1022.80

06/30/98 01 09:19 0001 7378

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0456660
IDENTIF. # REFERENCE

98 JUN 30 AM 9:19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1313168