BOOK 10999 PAGE 022

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF June, 1998

Notary Public

MY COMMISSION EXPIRES: 5-27-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Steffens	Crestar Mortgage Corp.	MAP 161-10
(NAME)	(NAME)	
553 Tobylynn Drive	901 Semmes Avenue	PARCEL 44
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(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. Patrick A. Cannon and wife, Sandra J. Cannon

HEREINAFTER CALLED THE GRANTORS. HAVE BARGAINED AND SOLD. AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Steffens and wife, Susan Steffens

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 Lot No. 298 on the Plan of Huntington Park, Section IV, of record in Book 4460, page 74, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Patrick A. Cannon and wife, Sandra J. Cannon by deed from Joseph H. Davis III and wife, Lorenia Davis, of record in Book 6898, page 377, said Register's Office.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4460, page 74, said Register's Office; and (c) restrictive covenants of record in Book 4580, page 487, said Register's Office.

7701 06/30 0101 03CHECK 508.50

unimproved ( )
This is improved (X) property, known as 553 Tobylynn Drive, Nashville, Tennessee 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 our hand s this 23rd day of June 19 98

Patrick A. Cannon

Sandra J. Cannon

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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 Patrick A. Cannon and wife, Sandra J. Cannon

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of June, 19 98.

Commission expires 5-21-2001

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

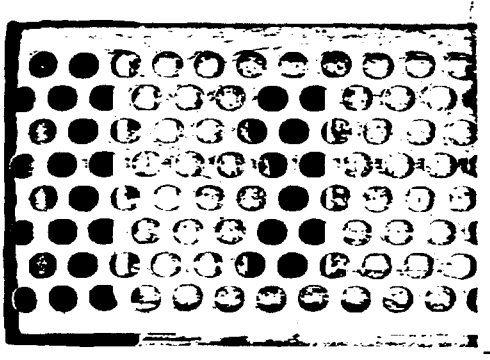
0456981

IDENTIF. & REFERENCE

98 JUN 30 PM 1:46

DAVIDSON COUNTY, TN.

MAIL ENV.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

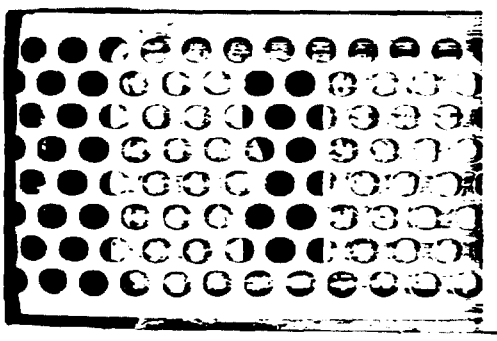
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CHARGE	
				135000.00
			CON TX	499.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	508.50
			CHECK	508.50

06/30/98 01 13:46 0001 7701

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0456981

IDENTIF. & REFERENCE

98 JUN 30 PM 1:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1313492