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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (cmw) Title No: 40121
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Frank D. Kupstas 4009 Russellwood Drive Nashville, TN 37204	NationsBanc Mortgage Corporation P.O. Box 790081 St. Louis, MO 63179-0081

TAX MAP-PARCEL NUMBERS: 132-01-90 OH 07344

98 JUL -1 PM 2:47
[illegible] DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0157743

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 207000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas R. Ingram and spouse, Christiana R. Ingram,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Frank D. Kupstas, unmarried,** 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. 84 on the Plan of Rolling Meadows of record in Plat Book 1424, Pages 98 and 99, Register's Office for said County.

SAID Lot No. 84 fronts 134.5 feet on the westerly margin of Russellwood Drive and extends back 199.3 feet on the northerly line and 190.0 feet on the southerly line to a dead line in the rear, measuring 68.0 feet thereon.

BEING the same property conveyed to Thomas R. Ingram and wife, Christiana R. Ingram by deed from William C. Ingram and wife, Nancy B. Ingram of record in Book 5187, Page 643, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998 and subsequent years; The plan of record in Plat Book 1424, Pages 98 and 99, said Register's Office, shows an owner's certificate, a 60 foot minimum setback line from Russellwood Drive and a 10 foot easement for public utility purposes along the northerly side and westerly rear lines of said lot.

This is improved property, known as: 4009 Russellwood Drive, Nashville, TN 37204

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 30th day of June, 1998.

Thomas R. Ingram
Thomas R. Ingram

Christiana R. Ingram
Christiana R. Ingram

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State of Tennessee
County of Davidson

On this 30th day of June, 1998, before me the undersigned authority, personally appeared **Thomas R. Ingram** and **Christiana R. Ingram**, 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: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2001

Notary Public

State of Tennessee
County of Davidson

9515 07/01 0101 03CHECK 776.90

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 207000.00

Affiant

Sworn and subscribed before me on the 30th day of June, 1998.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2001

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

CAMT 207000.00
CON TX 765.90
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 776.90
CHECK 776.90

07/01/98 01 14:47 0001 8515

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0457743
IDENTIFICATION REFERENCE
98 JUL -1 PM 2:4

FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No.1314295