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Prepared by:
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Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

Mail

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 1998.

Notary Public
My commission expires 5/8/99

AMY R. CROSS NOTARY PUBLIC AT LARGE

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Thomas	Neika B. Williams	117-09-O-BB/19.00
136 Longwood Place	6160 Pasquo Road	
Nashville, TN 37215	Nashville, TN 37221	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Neika Williams Stephens and wife, Neika Williams Stephens, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto Michael and Christy Thomas and wife, Michael and Christy Thomas, 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:

Being Lot No. 19 on the plan of Longwood of record in Plat Book 5200 page 86 and amended in Plat Book 5419, page 183 Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Neika B. Williams (now Neika Williams Stephens) by deed from Neil D. Hemphill and wife, Helen Hemphill of record in Book 510339, Page 70 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Taxes for the year 1998, and subsequent years, which are not yet due and payable. 2) All matters shown on Plat recorded in Book 5200 Page 86 and amended in Book 5419, page 183. 3) Covenants, conditions, restrictions, reservations, easements, liens, for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 5344, Page 353, and in any allied instrument(s) referred to in said restrictions. 4) Charter for Longwood Cooperative Corporation of record in Book 5662, page 143. 5) Easements of record in Book 5980, page 667 and Book 3347, page 590

This property is improved property known as 136 Longwood Place , Nashville, TN 37215

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 30th day of June, 1998.

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Neika Williams Stephens

Neika Williams Stephens

William Stephens
who joins in this conveyance for the sole purpose of conveying any marital interest he may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Neika Williams Stephens 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 Brentwood, Tennessee, this 30th day of June, 1998.

Notary Public

My Commission expires: 5/8/99

AMY P. CROSS NOTARY PUBLIC AT LARGE WILLIAMSON

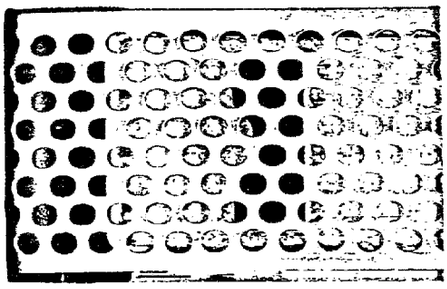
0458085

IDENTIFICATION REFERENCE

98 JUL -2 AM 9:34

REGISTER
DAVIDSON COUNTY, TN.

887B 07/02 0101 03CHECK 1047.0



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

RECEIVED OF _____

FOR _____

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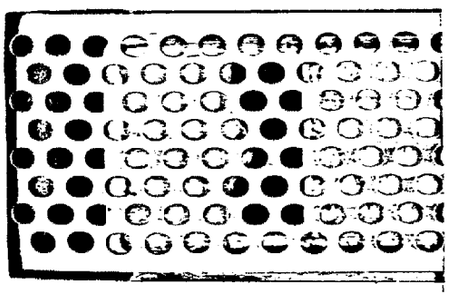
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	280000.00
CON TX	1036.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1047.00
CASH	1047.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/02/98 01 09:35 0001 8878



0458085
IDENTIF. & REFERENCE
JUL -2 AM 9:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1314651