THIS INSTRUMENT WAS PREPARED BY:

KIRK C. WAITE, ATTORNEY
MOORELAND TITLE COMPANY
P. O. BOX 2127
BRENTWOOD, TN 37024-2127

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STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00.

AFFIANT

EVE C. SCHROEDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th day of June, 1998

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/17/2002

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Richard T. Quinn 1425 McAlpine Avenue Nashville, TN 37216		72-4-314

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, **CHRIS MICHAEL DODSON AND WIFE, SHERRY L. DODSON** herein referred to as **Grantors** for and in consideration of the sum of ONE HUNDRED TWENTY EIGHT THOUSAND AND 00/100 (128,000.00) Dollars to us paid by **RICHARD T. QUINN AND KARLA MCMURTRY QUINN**, hereinafter referred to as **Grantees** in the State aforesaid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantees, their heirs, successors, and assigns forever:

Land in Davidson County, Tennessee, being Lot No. 24 of Block "C" on the Map of Country Club Estates, as of record in Book 843, page 95, 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 Chris Michael Dodson and wife, Sherry L. Dodson by deed from Estate of Mary L. Ramsey of record in Book 9047, page 99, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT IS BEING EXECUTED ON BEHALF OF CHRIS MICHAEL DODSON BY SHERRY DODSON AS HIS ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACE OF RECORD WITH THIS INSTRUMENT. CHRIS MICHAEL DODSON BEING ONE AND THE SAME PERSON AS CHRIS DODSON.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions of record, including matters shown on recorded plats.

This is IMPROVED property, known as 1425 McAlpine Avenue, Nashville, Tennessee, 37216.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantees, their heirs and assigns forever.

AND THE GRANTORS do hereby bind Grantors' heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantees, their heirs and assigns, against Grantors and Grantors' heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our Hand and Seal this 17th day of June, 1998.

Chris Michael Dodson
by Sherry Dodson Attorney in fact
Chris Michael Dodson
By Sherry Dodson, Attorney-in-Fact

Sherry L. Dodson
Sherry L. Dodson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sherry Dodson, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument on behalf of Chris Michael Dodson as his Attorney-in-Fact and acknowledged the same as the free act and deed of the said Chris Michael Dodson.

Witness my hand and seal this 17th day of June, 1998.

Kirk C. Waite
Notary Public

My Commission Expires:_____

KIRK C. WAITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Exp. 1/27/2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sherry L. Dodson, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purpose therein contained as her free act and deed.

Witness my hand an seal this 17th day of June, 1998.

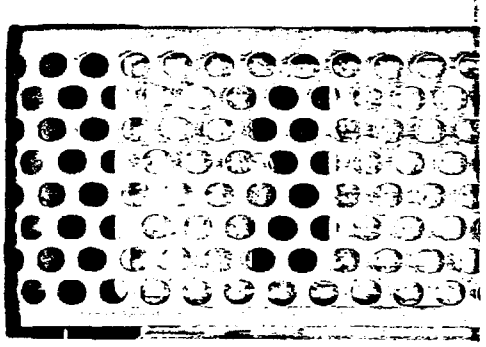
Kirk C. Waite
Notary Public

My Commission Expires:_____

KIRK C. WAITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Exp. 1/27/2001

0149 07/07 0101 03CHECK 484.60

0459291
RECORDING # REFERENCE
98 JUL -7 AM 10:12



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

RECEIVED OF _____

FOR _____

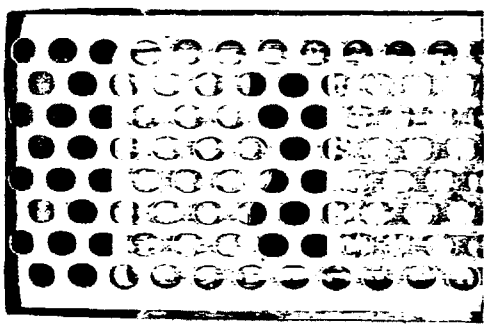
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
128000.00
CON TX 473.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 484.60
CHECK 484.60
07/07/98 01 10:14 0001 0149

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0459291
IDENTIF. & REFERENCE

98 JUL -7 AM 10:12

DAVIDSON COUNTY, TN.

No. 1315896