BG 52

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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES: 03-03-02
(AFFIX SEAL)

SHARON E. CIVINSKI NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Cox (NAME)	GMAC Mortgage Corporation (NAME)	38-117
6077 Old Hickory Boulevard (ADDRESS)	100 Witmer Road (ADDRESS)	
Whites Creek, Tennessee 37189 (CITY) (STATE) (ZIP)	Horsham, PA 19044 (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, Jeffrey Stenberg and wife, Kelly L. Stenberg

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Cox and wife, Jacqueline Y. Cox

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 the 14th Civil District of Davidson County, Tennessee, described according to a survey made August 30, 1968, by Hal R. Swan, Jr., Surveyor, as follows:

BEGINNING in the center of Old Hickory Boulevard at a spike located 152 feet more or less, (measured along the slightly curving center line of said Boulevard) northeasterly from the intersection of the center line of said Boulevard and the center line of a private road lying along the original southerly line of a tract of 63.83 acres conveyed by deed of record in Book 1509, page 36, Register's Office for said County; thence, along the center of Old Hickory Boulevard, North 57 degrees 30' East 200 feet to a spike; thence, North 27 degrees 30' West 540 feet; thence, South 57 degrees 30' West 294.13 feet; thence, South 37 degrees 30' East 540 feet to the BEGINNING.

Being the same property conveyed to Jeffrey Stenberg and wife, Kelly L. Stenberg by deed from Randall Steven Warf and wife, Linda R. Warf of record in Book 9001, page 786, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ( )
This is improved (X) property, known as 6077 Old Hickory Boulevard, Whites Creek, Tennessee 37189
(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 1st day of July 19 98

Jeffrey Stenberg

Kelly L. Stenberg

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 Jeffrey Stenberg and wife, Kelly L. Stenberg

the bargainor s, with whom I am personally acquainted and who 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 1st day of July 19 98.

Commission expires 2/3/02

W. BRADLEY MAY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

J. Brad May
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

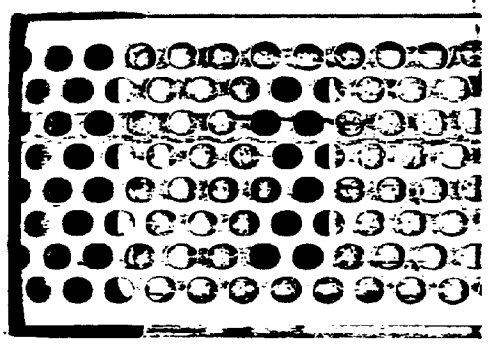
0460301

IDENTIF. ↑ REFERENCE

98 JUL -9 AM 9:25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1229 07/09 0101 03CHECK 492.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

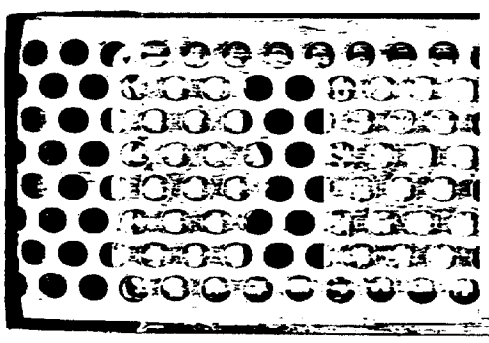
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
130000.00
CON TX 481.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 492.00
CHECK 492.00
07/09/98 01 09:25 0001 1229

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0460301
IDENTIF. ↑ REFERENCE

98 JUL -9 AM 9:25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1316958