WARRANTY DEED

ECASH-98-2551

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 11014 PAGE 758
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 245,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF July 19 98
Notary Public
MY COMMISSION EXPIRES 9-20-99
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W. Suite A, Smyrna, TN 37167
1155 Franklin Rd., Suite 150, Brentwood, TN 37027
1685-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph P. Allen	NationsBanc Mortgage Corporation	138-00-98 AND
(NAME)	(NAME)	
6049 S. Mt. Juliet Road	2059 Northlake Parkway	138-00-108
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee	Tucker, GA 30084	
(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, Bill R. Garrett, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph P. Allen and wife, Sharyl L. Allen

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:

Being Lot No. 1 on the Plan of Rhodes Haven, as of record in Plat Book 5060, Page 161, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Tract No. 98: Being a tract or parcel of land located on the Northerly side of Couchville Pike in the 4th Civil District of Davidson County, Tennessee.

Beginning at a point in an old rock fence one corner with Jack Holladay property intersecting the Southerly line of H. L. Ridley property and being the Nortwest corner of the tract herein conveyed, at a starting point 1600 feet North of Couchville Pike; thence in a Easterly direction running with the old rock fence and H. L. Ridley's Southerly line 600 feet to a point intersecting the Arterburn property line; thence in a Southerly direction 441 feet running with the Arterburn property line; thence in a Westerly direction 600 feet to a point in the Old County Road and Jack Holladay's Easterly property line; thence running with the Old County gravel road and Jack Holladay's Easterly property line 441 feet to the point of beginning.

Being part of the same property conveyed to Bill R. Garrett by deed from Shirley A. Hewitt, widow of record in Deed Book 10855, page 835, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 6049 S. Mt. Juliet Road, ~~Nashville~~ Hermitage, Tennessee 37076
(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 my hand this 6th day of July 19 98

Bill R. Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11014 PAGE 759

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bill R. Garrett

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 6th day of July 19 98.

Commission expires 9-20-99

Beverly J. Heatherly
Notary Public

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

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____.

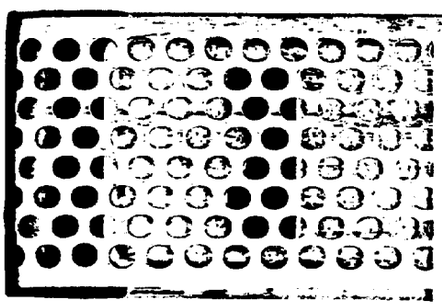
My commission expires _____

_____
Notary Public

0460665
IDENTIF. + REFERENCE
98 JUL -9 PM 2:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RETURN TO:
CUMBERLAND TITLE COMPANY

- [ ] 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- [ ] 1187 Vultee Boulevard, Nashville, Tennessee 37217
- [ ] 1310 Memorial Boulevard, Springfield, Tennessee 37172
- [ ] 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- [ ] 111 W. College Street, Murfreesboro, Tennessee 37130
- [x] 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- [ ] 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- [ ] 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027



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

RECEIVED OF _____

FOR _____

BOOK 11014 PAGE 760

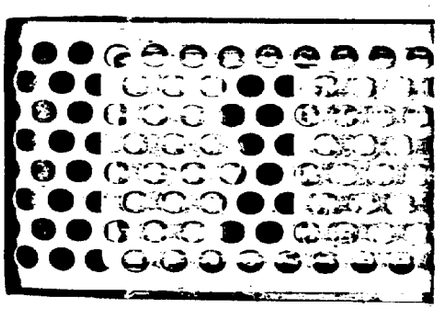
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

	CAMT
	245000.00
CON TX	906.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	917.50
CHECK	917.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/09/98 01 14:29 0001 1618



0460665
IDENTIF. ↑ REFERENCE

98 JUL -9 PM 2:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1317340