Box 35 (2)

WARRANTY DEED

BOOK 11018 PAGE 782

File No: 00284805

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wayne Coffey	Arbor Mtg. Corp.	Map 150-3
[NAME]	[NAME]	
2905 Sheana Way	P.O. Box 3447	Parcel 262
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Antioch, TN 37013	Englewood, CO 80155-3447	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Bunyan Lester Rudd and Charlotte C. Rudd, Husband and Wife

have this day bargained and sold, and do hereby transfer and convey unto the said Wayne Coffey, and unmarried man

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Rutherford } for this transfer is $ 79,900.00

Subscribed and sworn to before me, this the 24TH day of DECEMBER, 19 97.

Affiant

Notary Public Mary B. Simmons

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires 8/24/01 [Affix Seal]

My Commission Expires SEPT. 8, 2001

Unimproved ( )

This is improved (X) property known as 2905 Sheana Way, Antioch
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 24TH day of DECEMBER, 19 97, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bunyan Lester Rudd

Charlotte C. Rudd

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me Mary B. Simmons, a Notary Public in and for said County and State Bunyan Lester Rudd and Charlotte C. Rudd, Husband and Wife

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Rutherford COUNTY, Tennessee, this 24TH day of DECEMBER, 19 97.

Mary B. Simmons
Notary Public

Commission expires 03/24/01

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

BOOK 11018 PAGE 784

Land in Davidson County, Tennessee, being Lot No. 92A Zone Lot Division Lot 81, Chelsea of Priest Lake, Section 2-A and Lot 92, Chelsea of Priest Lake, Section 2-B of record in Book 6250, page 944, Register's Office for Davidson County, Tennessee.

Said Lot No. 92A fronts 42.31 feet on the easterly margin of Sheana Way and extends back 161.56 feet on the northerly line and 145.67 feet on the southerly line to a dead line in the rear, measuring 43.92 feet thereon.

Being the same property conveyed to Robert Craton by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of record in Book 10548, page 407, Register's Office for Davidson County, Tennessee.

0461877

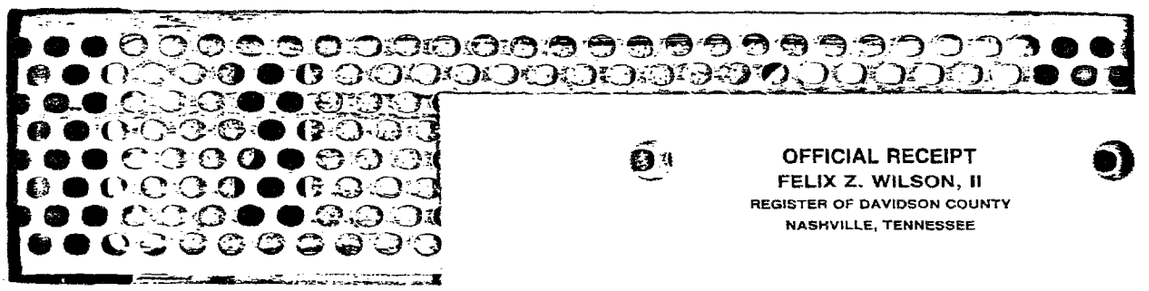
IDENTIFICATION REFERENCE

98 JUL 14 AM 9:32

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2948 07/14 0101 03CHECK 31

[redacted]



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

RECEIVED OF _____

FOR _____

BOOK 11018 PAGE 785

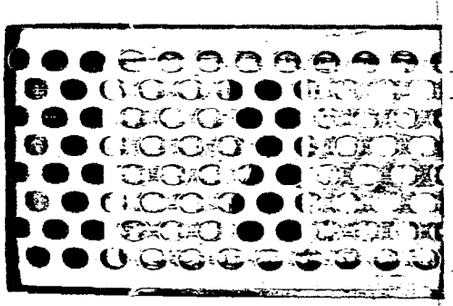
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	79900.00
CON TX	295.63
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	310.63
CHECK	310.63

07/14/98 01 09:34 0001 2948

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0461877
IDENTIF. # REFERENCE

98 JUL 14 AM 9:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1318653