File Box 9B
First Title and Escrow Company, Inc.
#15718

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
c/o Charles H. Beaty, P.C.
214 Second Ave. North, Suite Two
Nashville, TN 37201

FILE NO: 980735

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WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) ROBERT JOSEPH CHICKEY	(NAME) SunTrust Bank, Nashville, NA	Map 103-14
(STREET ADDRESS) 208 WILSONIA AVENUE	(STREET ADDRESS) PO Box 305110	Parcel 78
(City) NASHVILLE (State) TN (Zip) 37205	(City) Nashville, TN (State) (Zip) 37230	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, VIRGINIA MYERS SUMPTER, A WIDOW *have this day bargained and sold, and do hereby transfer and convey unto the said* ROBERT JOSEPH CHICKEY AND WIFE, REBECCA BUTLER CHICKEY *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the easterly 19 ½ feet front and 10 feet rear of Lot No. 23 and all of Lot No. 24 of Block "E" on the Map of Hillwood Estates, Subdivision of Blocks "A", "B", "C", "D" and "E" as of record in Book 1835, pages 59 and 60, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the northerly margin of Wilsonia Avenue, 19 ½ feet west of the corner of Lot Nos. 23 and 24; thence northward 196 feet, more or less, to the southerly line of Lot No. 1, said point being 20 feet west of the corner of Lot Nos. 23 and 24; thence with the southerly line of said Lot No. 1 eastwardly 160 feet to the westerly margin of an unnamed street; thence with same, southwardly 201.2 feet to the northerly margin of Wilsonia Avenue; thence with same, eastwardly 169 ½ feet to the beginning.

Being the same property conveyed to William D. Sumpter, Jr. and wife, Virginia Myers Sumpter, by deed from R.F. Ourednik and wife, Dorothy A. Ourednik, of record in Book 2249, page 527, Register's Office for Davidson County, Tennessee. The said William D. Sumpter, Jr. having since died. 6076 07/21 0101 03CHECK 944.14

STATE OF TENNESSEE
COUNTY OF
Subscribed and sworn to before me this the 15th *day of* July 19 98

The actual consideration or value whichever is greater, for this transfer is $ 252,200.00

Robert Joseph Chickey JR.
Affiant

My commission expires: 9/28/2001
(Affix Seal)

Notary Public

This is unimproved ( ) *property, known as* 208 Wilsonia Avenue Nashville, Tennessee 37205
improved (X) *(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 covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter. Taxes for 1998 and subsequent years, and all matters shown on Plat Book 1835, pages 59 & 60 RODC,TN.

We further covenant and bind ourselves, our 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 hand this 14th *day of* July, 19 98, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Virginia Myers Sumpter
VIRGINIA MYERS SUMPTER

DEBRA S. MOORE NOTARY PUBLIC BUNCOMBE CO., N.C.

Debra S. Moore (Spruce)
My Commission Expires 10-11-99

STATE OF ~~TENNESSEE~~ NORTH CAROLINA
COUNTY OF BUNCOMBE

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* VIRGINIA MYERS SUMPTER, *the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Asheville, NC, *this* 14th *day of* July, 1998.

Debra S. Moore Notary Public

Notary Public

DEBRA S. MOORE NOTARY PUBLIC BUNCOMBE CO., N.C.

My Commission Expires: 10-11-99

ENCUMBRANCES:

1. Taxes for 1998 and subsequent years, a lien, but not yet due and payable.

2. Subject to all matters shown on the plan of record in Plat Book 1835, pages 59 and 60, Register's Office for Davidson County, Tennessee.

046480

IDENTIF. & REFERENCE

98 JUL 21 AM 10:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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
			CHMT	252200.00
			CON TX	933.14
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	944.14
			CHECK	944.14
07/21/98	01		10:11 0001	6076

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0464801
IDENTIF. # REFERENCE

98 JUL 21 AM 10:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1321746