PREPARED BY & RETURN TO:

After Recording Return To:
TitleEnterprisese, Inc.
3354 Perimeter Hill Dr., Ste 114
Nashville, TN 37211

BOOK 11028 PAGE 340

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Beverly June Thacker and Ernest B. Thacker and his wife, Patricia B. Thacker, (A life estate) by and through their lawful attorney-in-fact, Grant B. Stockton,** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **Troy DeMonbreun and wife, Lori DeMonbreun,** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Exihibit A
(Attached)

0464851
IDENTIF. & REFERENCE

98 JUL 21 AM 11:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), ~~their heirs~~ and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 7th day of July, 1998.

Grant B. Stockton as Atty in fact for Beverly June Thacker
Beverly June Thacker

6128 07/21 0101 03CHECK 582.83

Grant B. Stockton as Atty in fact for Ernest B. Thacker
Ernest B. Thacker

Grant B. Stockton as Atty in fact for Patricia B. Thacker
Patricia B. Thacker

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared by and through their lawful attorney-in-fact, Grant B. Stockton, the within named bargainors, to me personally known (or proved to me on the basis of satisfactory evidence) to be the persons who executed on behalf the foregoing instrument and acknowledged that the executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal, this 7th day of July, 1998.

Lola A. Taylor
Notary Public

My Commission Expires: 02-22-2000

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $153,470.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Edwin K. Hoover III
Affiant

Subscribed and sworn to before me this 7th day of July, 1998.

Lola A. Taylor
Notary Public

My Commission Expires: 02-22-2000

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:

Title Enterprises,Inc.
3354 Perimeter Hill Drive, Suite 114
Nashville, TN 37211

MAP AND PARCEL NUMBERS: Map 155/Group 0/Parcel 137.00

ADDRESS NEW OWNER:

Troy DeMonbreun and wife,
Lori DeMonbreun
8320 Collins Road
Nashville, TN 37221

SEND TAX BILLS TO:

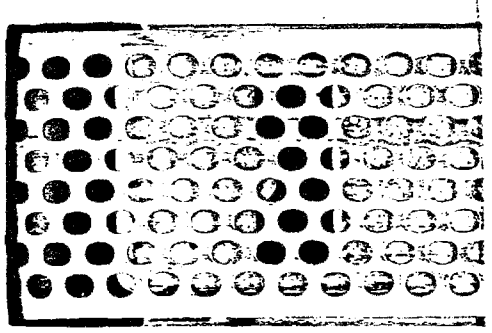
Franklin American Mortgage
214 Overlook Court, Suite 150
Brentwood, TN 37027

"Exhibit A"

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

That certain land in the 9th Civil District of Davidson County, Tennessee, described partly according to a survey made by Hickerson and Smith Engineering Company, dated April 26, 1965, as follows: BEGINNING at a point in the northerly margin of Collins Road 300 feet east of the southwest corner of the property conveyed to Grantor and the southeast corner of the property of now or formerly of Kempkau and at the southeast corner of the property conveyed to J.J. Foley, Jr., Trustee, by deed of record in Book 3904, Page 553, Register's Office: thence with said Foley Trustee's east line north 3 degrees 19 minutes east 1855 feet, more or less, to a point in the southerly line of the Claxton property, Foley Trustee's northeast corner and 341.1 feet east of Grantor's original northwest corner; thence with Claxton's south line south 88 degrees 30 minutes east 120 feet to a point; thence southerly and parallel to said Foley's Trustee's east line south 3 degrees 19 minutes west 1855 feet, more or less, to a point in the northerly margin of Collins Road; thence with said margin of said road north 86 degrees 41 minutes west 120 feet to the point of beginning, containing 5.12 acres, more or less.

Being the same property conveyed to Beverly June Thacker by Ernest B. Thacker and his wife, Patricia B. Thacker by Warranty Deed of Gift, subject to life estate to grantors, dated October 14, 1992 and recorded November 16, 1992, Book 8787, Page 143, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

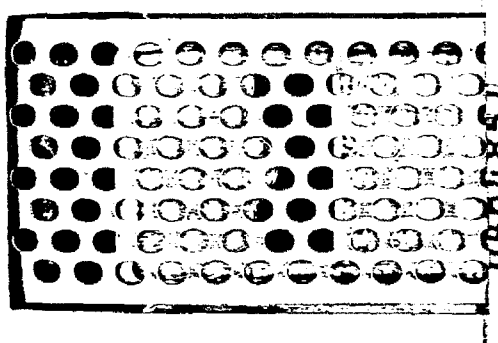
BOOK 11028 PAGE 343

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 153470.00
CON TX 567.83
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 582.83
CHECK 582.83

07/21/98 01 11:05 0001 6120
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



IDENTIF. ↑ REFERENCE
04248511

98 JUL 21 AM 11:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1321798