BOOK 11028 PAGE 844

0464970
IDENTIF. & REFERENCE

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map & Parcel 43-2-A-118

98 JUL 21 PM 1:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Send Tax Statements To: Name/Address New Owner: Name of Mortgagee:
Gary W. Durham, et ux same
P.O. Box 124
College Grove, Tn 37046

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, ELGENIA MARSHALL, a widow, have bargained and sold and by these presents do transfer and convey unto GARY W. DURHAM and BETH A. DURHAM, husband and wife, their heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 118 on the Plan of Cedarwood Courtyard Homes of record in Book 5200, pages 60 & 61, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes, to which plan reference is here made for a more complete description.

Being the same property conveyed to Elgenia Marshall by deed from The Estate of Clifton H. Marshall, of record in Book 8281, page 265, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1998 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantees assuming responsibility for payment of the same.

2. All matters as shown on the Plan of record in Plat Book 5200, page 60 and 61, Register's Office of Davidson County, Tennessee.

3. Restrictive covenants and By-Laws of record in Book 5307, page 231, Book 5495, page 661, amended in Book 6707, page 216; Book 9010, page 503; and Book 9010, page 505, Register's Office of Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 16th day of July, 1998.

Elgenia Marshall
ELGENIA MARSHALL

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 ELGENIA MARSHALL, a widow, the 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 seal, at office, on this 16th day of July, 1998.

My Commission Expires:
1/30/2001

Notary Public

STATE OF
COUNTY OF

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $48,500.00.

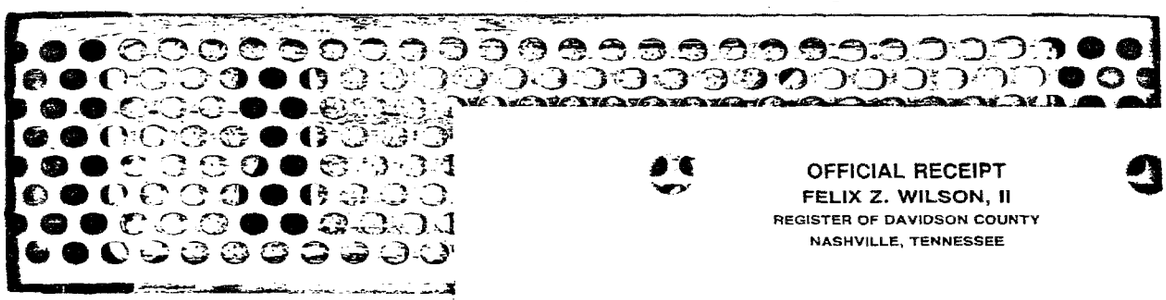
Affiant

Sworn to and subscribed before me on this the 16th day of July, 1998.

My Commission Expires:
1/30/2001

Notary Public

6250 07/21 0101 03CHECK 190.45



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

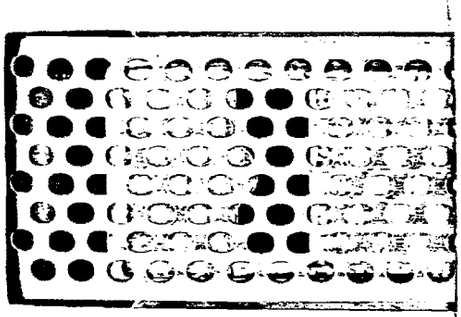
RECEIVED OF _____

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 48500.00
				CON TX 179.45
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 190.45
				CHECK 190.45
			07/21/98 01	13:14 0001 6250



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0464970
IDENTIF. # REFERENCE

98 JUL 21 PM 1:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1321918