WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~51,000.00~~ 51,500 BK

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF June, 19 98

Notary Public

My Commission Expires: _____
(AFFIX SEAL)

ROBIN R. KELLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV 25, 2000

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Bruce Kephart and wife, Sandra Kephart 1203 McAlpine Avenue Nashville, TN 37216	U.S. Trust Mortgage Corporation 210 25th Avenue N., Suite 747 Nashville, TN 37203	61-15-61

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in had paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **BOB R. TAYLOR** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **BRUCE KEPHART AND WIFE, SANDRA KEPHART**, hereinafter called Grantee, 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. 15 on the Plan of Kennedy & Graves, Plan of Monte Vista of record in Book 421, page 143, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 113.1 feet on the northerly side of McAlpine Avenue, formerly Alpine Avenue, and extends back between parallel lines 388.5 feet to a dead line.

Being the same property conveyed to Bob R. Taylor., by warranty deed from Robert Steven Grinnel and wife, Delores N. Grinnel., of record in Book 10048, Page 237, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

All matters appearing on the Plan of record in Book 421, page 143, Register's Office for Davidson County, Tennessee.

Taxes for the year 1998 and subsequent years, a lien, not yet due and payable.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 1203 McAlpine Avenue Nashville, TN 37216

98 JUL 28 PM 2:11
DAVIDSON COUNTY, TN.

0467683
IDENTIFICATION REFERENCE

ENV.

N150297

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 person 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 29th day of June, 1998.

x Bob R. Taylor

x Bettye Taylor

STATE OF TENNESSEE

COUNTY OF Williamson

On this 29th day of June, 1998, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Bob R. Taylor, who, being by me duly sworn, that he signed and sealed said instrument as his free act and deed.

WITNESS my hand and notarial seal this 29th day of June, 1998.

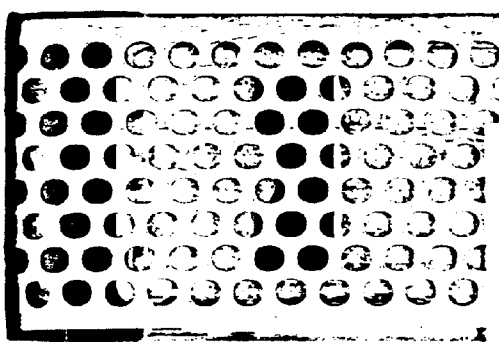
ROBIN R. KELLY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission expires:

My Commission Expires NOV 25, 2000

9160 07/25 0101 03CHECK 201.55



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11038 PAGE 289

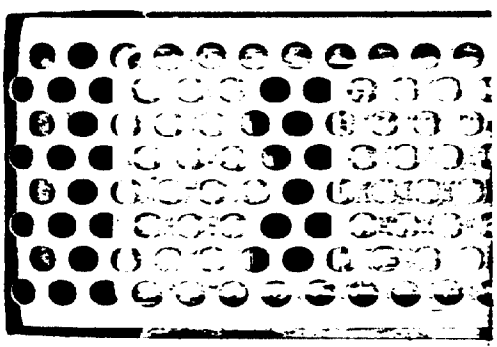
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 51500.00
CON TX 190.55
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 201.55
CHECK 201.55

07/28/98 01 14:12 0001 9160

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0467683
IDENTIF. ↑ REFERENCE

98 JUL 28 PM 2:11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1324789