BOOK 11042 PAGE 636

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **July, 1998** between ELETTA J. O'STEEN, UNMARRIED, GRANTOR, and KAREN L. MOORE, UNMARRIED, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, ELETTA J. O'STEEN, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto KAREN L. MOORE, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 5205 DOVE TRAIL, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTOR covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds herself, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: _____
ELETTA J. O'STEEN Signature of Seller

98 JUL 30 PM 1:31
REGISTER
DAVIDSON COUNTY, TN.

0260 07/30 01:01 03CHECK 255.

0468694

DOUBLE REFERENCE

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **29th** day of **July, 1998** before me personally appeared LINDA A. WATSON to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ELETTA J. O'STEEN, and acknowledged that he/she executed the same as the free act and deed of said LINDA A. WATSON.

Witness my hand, at office, this **29th** day of **July, 1998.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

KAREN L. MOORE, UNMARRIED and
5205 Dove Trail
Hermitage, TN 37076

Property Address:

5205 DOVE TRAIL
HERMITAGE, TN 37076

Person Responsible for Taxes:

MORTGAGE INVESTORS GROUP, L.P.
320 N. Cedar Bluff Rd, Ste 200
Knoxville, TN 37923

Map & Parcel #: MAP 098-05-0, PARCEL 122.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$65,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Karen L. Moore
Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **July, 1998.**

Notary Public

My Commission Expires: 5/28/2000

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 23A on the plan of Zone Lot Division of Lots 23, 27, 28 & 48, Hunter's Point Subdivision, of record in Book 5200, page 736, as amended in Book 6900, page 366, Register's Office of said County. Said Lot No. 23A fronts 39.16 feet on the easterly margin of Dove Trail and extends back 171.76 feet on the northerly line, which is a broken line, and 175.85 feet on the southerly line to a dead line in the rear, and measuring 31.17 feet thereon.

BEING the same property conveyed to ELETTA J. O'STEEN, UNMARRIED, by Warranty Deed from JACK KEMP, SECRETARY OF HUD, of record in Book 8469, page 446, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 098-05-0, PARCEL 122.00, 1997 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 501.13).

2. All matters as set forth on the Plan of record in Plat Book 5200, page 736, as amended in Book 6900, page 366, said Register's Office, which plan includes a 30-foot minimum building setback line from DOVE TRAIL and a 2.5' X 25' utility anchor easement on the northwest corner of said lot.

3. Restrictive Covenants recorded in Deed Book 6279, Page 741, Register's Office for DAVIDSON County, Tennessee.

4. Charter of Hunters Point Homeowners Association, of record in Book 6256, page 293, said Register's Office.

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 65000.00
CON TX 240.50
PRFEE 1.00
MDEBANK 12.00
CFEE 2.00
TOTAL 255.50
CHECK 255.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

0468694
IDENTIF. & REFERENCE
98 JUL 30 PM 1:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

07/30/98 01 13:32 0001 0260

No. [illegible]