[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **17th** day of **July, 1998** between **Karen Delane Mallory, unmarried ,** GRANTOR, and **Joel Witt and Nicole Witt, Husband and Wife,** as GRANTEEs.

W I T N E S S E T H, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantees and Grantee(s)' heirs forever the following described land located in the County of **Davidson**, State of Tennessee, to-wit:

Being Lot No. 231 Fredericksburg, Section 5-A of record in Plat Book 7900, page 952 also amended in Plat Book 7900, page 961, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Karen Delane Mallory by deed from Radnor Homes, Inc. of record in Book 9850, page 181, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 7900, page 952, and amended in Book 7900, page 961, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 8920, page 65; Book 9500, page 393; and Book 7798, page 843, Register's Office for Davidson County, Tennessee.

Subject to By-Laws of record in Book 8920, page 45, Register's Office for Davidson County, Tennessee.

Subject to Homeowners Association Charter of record in Book 8920, page 40, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

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 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors s hereunto set his/her hand and seal this day and year first above written.

0469049
IDENTIF. A REFERENCE
98 JUL 31 AM 8:5
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WITNESSES

Karen Delane Mallory,
Karen Delane Mallory,

COUNTY OF DAVIDSON
STATE OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Delane Mallory, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this17th day of July, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

COUNTY OF DAVIDSON
STATE OF TENNESEE

The actual consideration or value, whichever is greater, for this transfer is $246,000.00

Affiant

Subscribed and sworn before me this 17th day of July, 1998

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Prepared by:
Equity Search, Inc.
2323 Hillsboro Road #506
Nashville, TN 37212

Address of New Owner:
Joel Witt
5204 Fredricksburg Way E.
Brentwood, Tennessee 37027

Send Tax Bills To:
Mortgage Access, Inc.
115 East Main Street
Lebanon, TN 37087

Map & Parcel No.
Map 171-3-A Parcel 119

0623 07/31 0101 03CHECK 921.20

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11043 PAGE 833

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	246000.00
CON TX	910.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	921.20
CHECK	921.20

07/31/98 01 09:01 0001 0623

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0469049 IDENTIF. & REFERENCE

98 JUL 31 AM 8:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1326238