File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 11047 PAGE 299

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#15764

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
SAM POWERS (NAME)	FIRST REPUBLIC MORTGAGE (NAME)	83-4
1109 Preston Drive (STREET ADDRESS OR ROUTE NUMBER)	3212 West End Avenue, Ste. 500 (STREET ADDRESS)	222
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	15DA39240

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BERNARD E. CORCORAN AND WIFE, LOUISE G. CORCORAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAM POWERS AND LAURA R. CARLEY, BOTH UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Rosebank Park, as of record in Plat Book 1835, page 26, corrected in Book 2014, page 269, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Bernard E. Corcoran and wife, Louise G. Corcoran by deed from Sterling Homes, Inc., a Tennessee corporation of record in Book 2015, page 143, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1835, page 26, corrected in Book 2014, page 269, said Register's Office.

98 AUG -3 PM 1:01

FILED AND RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

0469841

IDENTIFICATION REFERENCE

This is improved ( ) unimproved (XX) property, known as 1109 Preston Drive, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of July, 19 98

Bernard E. Corcoran
BERNARD E. CORCORAN

Louise G. Corcoran
LOUISE G. CORCORAN

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BERNARD E. CORCORAN AND WIFE, LOUISE G. CORCORAN

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of July, 19 98

My commission expires 9/18/99 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 19 98

MY COMMISSION EXPIRES: 9/18/99 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

BERNARD E. CORCORAN AND WIFE, ~~LOUISE G. CORCORAN~~

TO

SAM POWERS AND LAURA R. CARLEY, ~~BOTH UNMARRIED~~

1453 08/03 0101 CHECK 375.45

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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	98500.00
CON TX	364.45
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	375.45
CHECK	375.45

08/03/98 01 13:02 0001 1453

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0469841
IDENTIF. ↑ REFERENCE

98 AUG -3 PM 1:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1327059