26B

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Kenneth W. Gutermuth	[First Trust Mortgage Co.	[ ]
[Jean M. Gutermuth	[P.O. Box 17257	[Map 52-2]
[434 Lanier Drive	[Memphis, TN 38187-0257	[Parcel 14.00]
[Madison, TN 37115	[	[ ]

[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 98-07-7028]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, F & J Enterprises, Inc (The Grantor") have bargained and sold, and by these presents do transfer and convey unto, Kenneth W. Gutermuth and wife, Jean M. Gutermuth, (The "Grantees"), Grantees's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being the northerly 16 feet 8 inches of Lot No. 15 and the southerly 41 feet 8 inches of Lot No. 16 of Block E on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for said County.

Said parts of said Lots adjoin and front together 58 feet 4 inches on the westerly side of Lanier Drive and run back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to F&J Enterprises, Inc. by Warranty Deed from Michael L. Vaughn and wife, Beverly Vaughn of record in Book 10096, page 895, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements, restrictive covenants.

This is improved property commonly known as 434 Lanier Drive, Madison, TN 37115.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for this transfer is $58,200.00.

Kenneth W. Gutermuth
Affiant

[Subscribed and sworn to before me this 31st day of July, 1998.

Notary Public

[My Commission Expires: 11-24-2001

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees's heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, Grantees's heirs and assigns against the [illegible] of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of July, 1998.

BOOK 11048 PAGE 640

F&J Enterprises, Inc.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jim Wilson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to the be the Secretary of F&J Enterprises, Inc., a Tennessee corporation, and that he as such Secretary executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Secretary.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of July 1998.

NOTARY PUBLIC

My Commission Expires: 11-24-2001

04701.35
IDENTIF. → REFERENCE

98 AUG -3 PM 4:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1759 08/03 0101 03CHECK 226.34

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11048 PAGE 641

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 58200.00
CON TX 215.34
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 226.34
CHECK 226.34

08/03/98 01 16:15 0001 1759

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04701135
IDENTIF. # REFERENCE

98 AUG -3 PM 4:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1327362