PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net
W & I Ref: (cmw) Title No: 39828

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ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Dianna G. Atkinson 403 Isaac Drive Goodlettsville, TN 37072	Franklin American Mortgage 214 Overlook Court, Suite 150 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 18-3-32 GO 12051

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph L. Laster, Jr. and spouse, Sharon K. Laster,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Dianna G. Atkinson, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in the City of Goodlettsville in Davidson County, Tennessee, being Lot No. 78 on the Plan of Connell Estates, Section 3 of record in Book 3600, Page 31, Register's Office for said County.

SAID Lot No. 78 fronts 126.89 feet on the broken northerly margin of Isaac Drive and extends back 357.9 feet on the easterly line and 354.9 feet on the westerly line to a dead line in the rear, measuring 105.00 feet thereon.

BEING the same property conveyed to Joseph L. Laster, Jr. and wife, Sharon K. Laster by deed from Wilma Frances Hendricks and Tiffany Lynne Hall of record in Book 10480, Page 888, Register's Office for Williamson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3600, Page 31, said Register's Office, which Plan shows a 40 foot minimum building setback line from Isaac Drive and 10 foot easement for public utility purposes along the rear line(s) of said lot; Easement for sanitary sewers granted to the City of Goodlettsville, Tennessee of record in Book 4956, Page 171, said Register's Office.; Restrictive covenants of record in Book 3672, Page 251, said Register's Office.

This is improved property, known as: 403 Isaac Drive, Goodlettsville, TN 37072

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

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GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on June 29, 19 98.

Joseph L. Laster, Jr.

Sharon K. Laster

98 AUG -4 PM 2:10

0470628

State of Georgia
County of Cobb

On June 29, 19 98, before me the undersigned authority, personally appeared Joseph L. Laster, Jr. and Sharon K. Laster, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: Aug 19 2001

State of Georgia
County of Cobb

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 10.

Affiant

Sworn and subscribed before me on June 29, 19 98

Notary Public

My Commission Expires: Aug 19 2001

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $124,000.00.

AFFIANT

Sworn and subscribed before me on June 31, 1998.

Notary Public

WILKINSON PUBLIC AT LARGE DAVIDSON COUNTY EXP. 5-20-2000

2279 08/04 0101 MICHELE

469180

Wldoc Deed Wiz QDoc

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				124000.00
			CON TX	458.80
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	469.80
			CHECK	469.80
08/04/98	01		14:11 0001	2279

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04 70628
IDENTIFICATION REFERENCE

98 AUG -4 PM 2:10
REGISTER
DAVIDSON COUNTY, TN.

No. 1327876