BOOK 11053 PAGE 918

WARRANTY DEED

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
September 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 161,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Judy S. Wells, Attorney, 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bernard J. Mogan (NAME)	First Trust Mortgage Company (NAME)	171-02A-37.00
5926 Stonebrook Drive (ADDRESS)	6525 Quail Hollow, Suite 300 (ADDRESS)	6DU-82362
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Jacqueline N. Herrick, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bernard J. Mogan, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 37 on the condominium site Plan of Brentwood Villa, Phase 2, of record in Book 6900, page 185, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Jacqueline N. Herrick, unmarried, by deed from Radnor Homes, Inc., of record in Book 7351, page 29, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1998 have been prorated and payment thereof is expressly assumed by the herein Grantee; Master Deed of record in Book 6923, page 943, as amended in Book 7035, page 115 and By-Laws of record in Book 6923, page 986, as amended in Book 7101, page 730; Plan of record in Book 6900, page 185; all in the Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 5926 Stonebrook Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 31st day of July 19 98

Jacqueline N. Herrick

By Paula Hunt, Atty-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Paula Grout with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney in Fact for Jacqueline N. Herrick, the within named bargainor(s), and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name(s) Jacqueline N. Herrick, the bargainor(s), by the said, Paula Grout, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 31st day of July, 1998.

Notary Public

My Commission Expires: 9/23/2000

JUDY S. WELLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
September 23, 2000

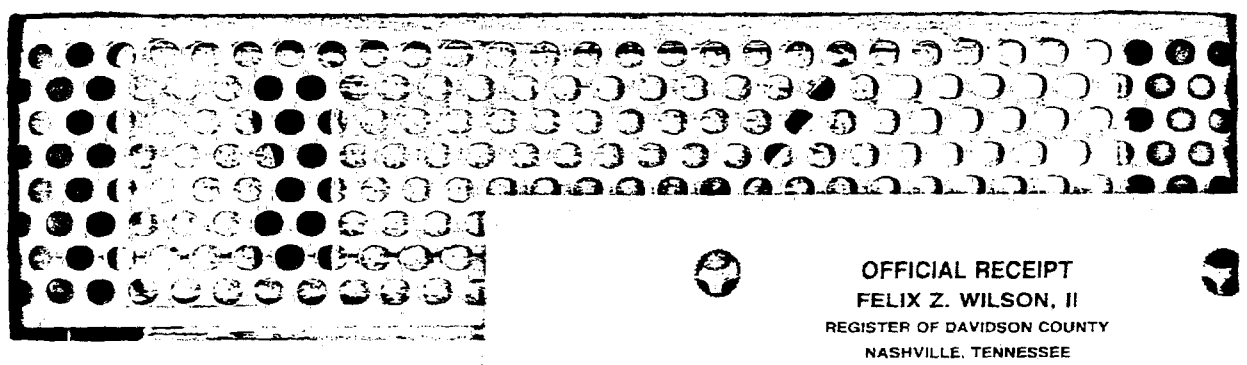
047114 30
IDENTIF. ← REFERENCE

98 AUG -5 PM 2:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

3092 08/05 0101 03CHECK 532.



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

RECEIVED OF _____

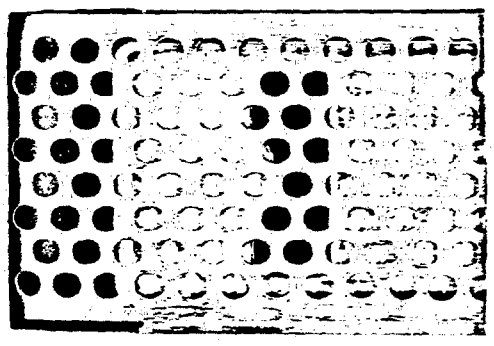
FOR _____

BOOK 11053 PAGE 920

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	
				141000.00
			CON TX	521.70
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	532.70
			CHECK	532.70
08/05/98	01		14:58 0001	3092

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0471430
IDENTIF. ▲ REFERENCE

98 AUG -5 PM 2:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1328684