BOOK 11062 PAGE 840

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **July, 1998** between ANDREW M. WILLINGHAM and JENNIFER M. WILLINGHAM, HUSBAND AND WIFE, GRANTORs, and DOUGLAS D. LANKFORD, UNMARRIED, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, ANDREW M. WILLINGHAM and JENNIFER M. WILLINGHAM, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto DOUGLAS D. LANKFORD, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 580 THOMAS JEFFERSON CIRCLE, UNIT 69, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: _____
ANDREW M. WILLINGHAM Signature of Seller

_____
JENNIFER M. WILLINGHAM

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

98 AUG 12 AM 10:44

RECEIVED
DAVIDSON COUNTY TN

REC'D 98 AUG 12 0101 03CHECK 251.00

0474019

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ANDREW M. WILLINGHAM and JENNIFER M. WILLINGHAM, HUSBAND AND WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **31st** day of **July, 1998.**

Notary Public

My Commission Expires 5/28/2000

Name and Address of Property Owner:

DOUGLAS D. LANKFORD, UNMARRIED and
580 Jefferson THOMAS Circle #69
Goodlettsville, Tn 37072

Property Address:

580 THOMAS **JEFFERSON CIRCLE, UNIT 69**
GOODLETTSVILLE, TN 37072

Person Responsible for Taxes:

FT MORTGAGE COMPANIES
P.O. Box 80140
Atlanta, GA 30366

Map & Parcel #: MAP 034-05-0-A, PARCEL 069.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is **$64,000.00**, which amount is equal to, or greater than, the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **July, 1998.**

Notary Public

My Commission Expires 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING Unit No. 69 on the Plan of Monticello Manor, a Planned Unit Development, of record in Book 6250, page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description thereof.

BEING the same property conveyed to ANDREW M. WILLINGHAM and JENNIFER M. WILLINGHAM, HUSBAND AND WIFE, by Warranty Deed from KIRBY CLIFTON, JR., ET UX, of record in Book 10011, page 735, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year and subsequent years not yet due and payable (MAP 034-05-0-A, PARCEL 069.00, 1997 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 495.41).

2. All matters as set forth on the Plan of record in Plat Book 6250, page 551, said Register's Office, INCLUDING any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Articles of Incorporation of Monticello Manor Homeowners Association, of record in Book 6643, page 966, said Register's Office.

4. By-Laws of Monticello Manor Homeowners Association, of record in Book 6643, page 950, said Register's Office.

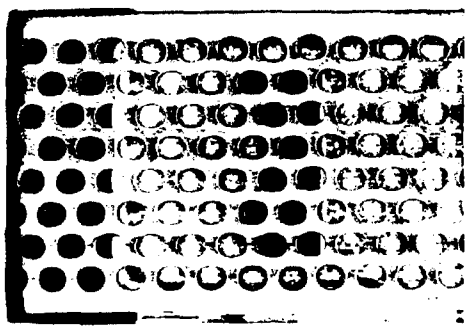
5. Declaration of Covenants, Conditions and Restrictions, of record in Deed Book 6643, Page 958, Register's Office for DAVIDSON County, Tennessee.

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	64000.00
CON TX	236.80
PRFEE	1.00
WDEED	12.00
OFEE	2.00
TOTAL	251.80
CHECK	251.80

08 12 98 01 10:44- 0001 5550

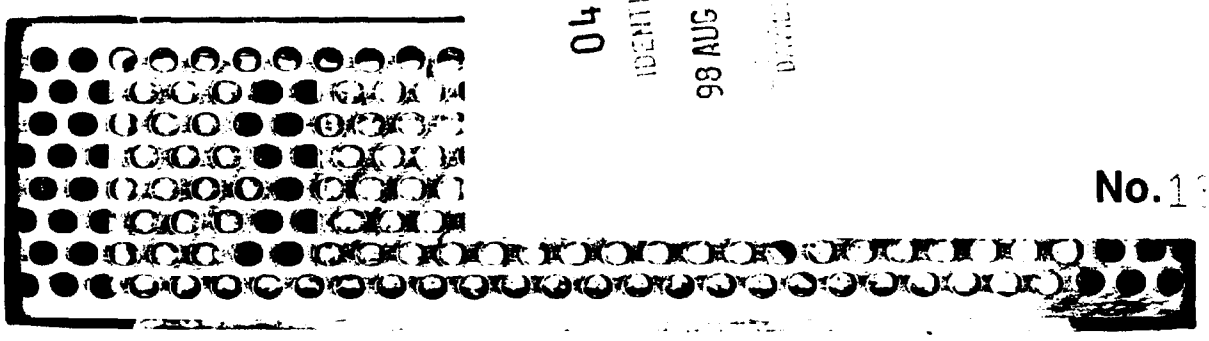
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0474019

IDENTIFICATION REFERENCE

98 AUG 12 AM 10:44

DAVIDSON COUNTY, TENNESSEE



No. 1[illegible]