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PREPARED BY (AND RETURN TO):

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W & I Ref: (cmw) Title No: 40171
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
J. Scott Hedges Mary E. Hedges 5552 Traceside Drive Nashville, TN 37221	Columbia National, Inc. 7142 Columbia Gateway Drive Columbia, MD 21046-2132

TAX MAP-PARCEL NUMBERS: 155-16-A-28-CO 09D 82661

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 188250.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anh Huynh and spouse, Lee Huynh,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **J. Scott Hedges and spouse, Mary E. Hedges,** 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 Davidson County, Tennessee, being Lot No. 341 on the Plan of A resubdivision of Traceside, Section One of record in Plat Book 7900, Page 946, Register's Office for said County.

SAID Lot no. 341 fronts 65.00 feet on the southerly margin of Traceside Drive and extends back 120.00 feet on the easterly line and 120.00 feet on the westerly line to a dead line in the rear, measuring 88.49 feet thereon.

BEING the same property conveyed to Anh Huynh and wife, Lee Huynh by deed from Centex Real Estate Corporation of record in Book 9841, Page 267, Register's Office for Davidson 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 7900, Page 946, said Register's Office, which Plan shows a 15 foot N.E.S. easement along the northerly front line(s) of said lot, and a 25 foot storm drainage easement along the easterly side line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 9435, Page 493, Book 9677, Page 675, and by laws in Book 9668, Page 899, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Mortgage Loan Inspection by John Kohl & Co., P.C. dated August 3, 1998 discloses that the concrete drive encroaches the 15' N.E.S. Easement; Dedication of Landscape, Drainage and Public Utility Easement across the rear of subject property of record in Book 9667, Page 848, said Register's Office and rerecorded in Book 9669, Page 572, said Register's Office.

This is improved property, known as: 5552 Traceside Drive, Nashville, TN 37221

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.

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 this 10th day of August, 1998.

Anh Huynh **Lee Huynh**

State of Tennessee
County of Davidson

On this 10th day of August, 1998, before me the undersigned authority, personally appeared **Anh Huynh** and **Lee Huynh**, 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.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

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: $ 188250.00

Affiant

Sworn and subscribed before me on the 10th day of August, 1998.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

5183 08/12 0101 03CHECK 707.53

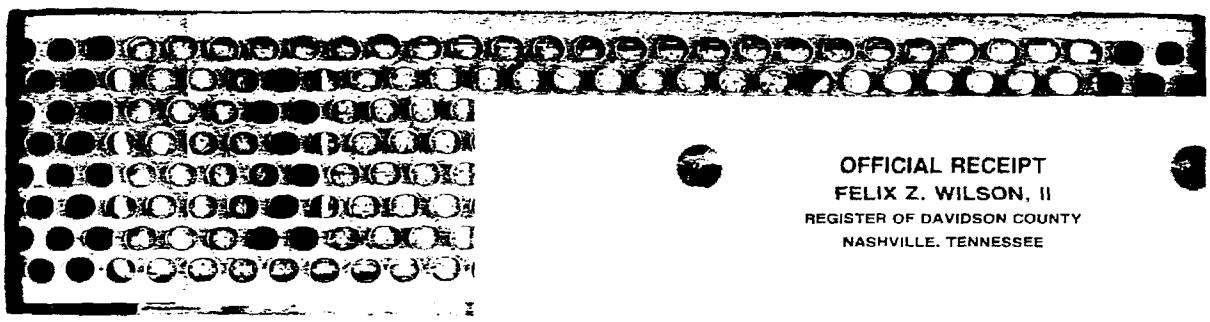
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REGISTER'S OFFICE DAVIDSON COUNTY, TN.

04714226

IDENTIF. & REFERENCE

Wldoc: Deed Wty—12/92



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

RECEIVED OF _____

FOR _____

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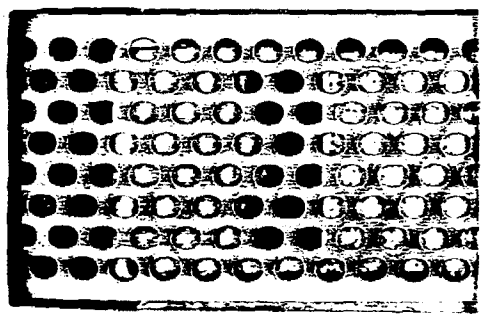
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

	AMT
	188250.00
CON TX	696.53
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	707.53
CHECK	707.53

08/12/98 01 14:27 0001 6183

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0474226
IDENTIF. & REFERENCE
98 AUG 12 PM 2:27
REGISTER
DAVIDSON COUNTY, TN.

No. 1331731