0475119

CROSS REFERENCE

7

This Instrument Prepared By:
EDGAR M. ROTHSCHILD, III, Esq.
500 Church Street
Nashville, TN 37219

98 AUG 14 PM 1:48

ADDRESS NEW OWNER AS FOLLOWS:

Hubert Fyke
1108 Gallatin Road
Nashville, TN 37206

SEND TAX BILLS TO:

Same

MAP/PARCEL:

083-01-0 102.00

BOOK 11066 PAGE 470

WARRANTY DEED
IN LIEU OF FORECLOSURE

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by HUBERT FYKE, the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which are hereby acknowledged, we, WILLIAM BREWSTER, KAROLYN CARPENTER, and DAVID M. CARPENTER, JR., hereinafter called the "Grantors", have bargained and sold, and by these presents do transfer and convey unto HUBERT FYKE and wife, DOROTHY FYKE, their heirs and assigns, the following described premises, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 48 on the Plan of Jones and Bradford's Subdivision, as of record in Book 161, page 142, Register's Office for said County.

SAID Lot No. 48 fronts 58 feet on the northerly side of Sharpe Avenue and runs back between parallel lines 154-1/2 feet to an alley.

BEING the same property conveyed to Karolyn Carpenter, David M. Carpenter, Jr., and William Brewster, by deed from Hubert Sidney Fyke and wife, Dorothy M. Fyke, of record in Book 9863, page 192, Register's Office for Davidson County, Tennessee.

This is improved property known as 1029 West Sharpe Avenue, Nashville, TN 37206.

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 successors and assigns, forever; and the undersigned Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, and the Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

It is the express interest of the parties to this Deed that all liens and security interests created, represented, or perfected by that certain Deed of Trust dated November 17, 1995, and recorded

in Book 9863, page 195, Register's Office for Davidson County, Tennessee (the "Mortgage") shall be retained by Grantees and shall not be released or cancelled with the delivery of this Deed. In no event shall the lien and security interest of the Mortgage or any of the other Loan documents against the Property merge with the fee title, but rather, shall remains at all times separate and distinct, notwithstanding any union of interest in Grantees. The lien held by Grantees on the Property by the Mortgage shall be and remain at all times a valid and continuous lien upon the Property until and unless said lien is released of record by Grantees.

IN WITNESS WHEREOF, the Grantor has caused his name to be affixed hereto on this 31 day of July, 1998.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August 1998.
Deputy Register

WILLIAM BREWSTER

KAROLYN CARPENTER

DAVID M. CARPENTER, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 10.00 .

Affiant

Sworn to and subscribed before me this ____ day of _____, 1998.

Notary Public
My Commission Expires: April 16, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM BREWSTER, KAROLYN CARPENTER, and DAVID M. CARPENTER, JR., the bargainers, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

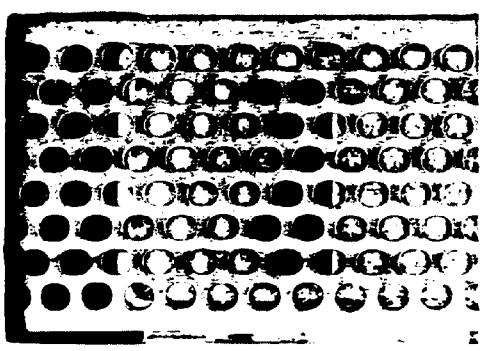
WITNESS my hand and official seal at Nashville, Tennessee, this 31 day of _____, 1998.

Notary Public
My Commission Expires: April 16, 2001

NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENNESSEE

98 AUG 24 01:01 DEDHEAM

deed.emr



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

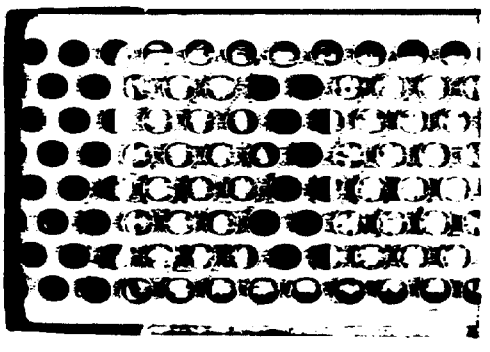
RECEIVED OF _____

FOR _____

BOOK 11066 PAGE 472

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0475119

98 AUG 14 PM 1:47

CON TX	74.00
PRFEE	1.00
WDEED	8.00
DFEE	2.00
TOTAL	85.00
CHECK	85.00

08/14/98 01 13:48 0001 7167

No. 1332700