File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

BOOK 11072 PAGE 168

THIS INSTRUMENT PREPARED BY

GERALD G. PATTERSON, ATTORNEY
2000 Richard Jones Road, Ste 110
Nashville, TN 37215

#15838

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
RANDALL D. NIGHBERT (NAME)	NEW SOUTH FEDERAL SAVINGS BANK (NAME)	MAP 62-2-A
2632 Paddle Wheel Drive (STREET ADDRESS OR ROUTE NUMBER)	1900 Crestwood Boulevard (STREET ADDRESS)	PARCEL 41.00 CO
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35210-2034 (CITY) (STATE) (ZIP)	FB# 3DX 00165

FOR AND IN 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, C. WAYNE MASON AND WIFE, CHARLENE N. MASON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDALL D. NIGHBERT, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 9A on the Plan of Resubdivision Lots 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, River Trace Estates Phase 1, Section 1, as of record in Plat Book 6900, page 324, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to C. Wayne Mason and wife, Charlene N. Mason by deed from Braewood Development Corp., a Texas corporation of record in Book 7383, page 232, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6851, page 370, amended in Book 6982, page 747; (3) By-Laws of record in Book 6851, page 390; (4) Dedication of common area of record in Book 7907, page 168; (5) Charter of record in Book 6851, page 363; and (6) All matters appearing on the Plan of record in Plat Book 6900, page 324, said Register's Office.

98 AUG 19 AM 10:27
DAVIDSON COUNTY, TN.

0476810
IDENTIFICATION REFERENCE

This is improved (XX) unimproved ( ) property, known as 2632 Paddle Wheel Drive, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 14th day of August, 19 98

C. Wayne Mason
C. WAYNE MASON

Charlene N. Mason
CHARLENE N. MASON

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. WAYNE MASON AND WIFE, CHARLENE N. MASON

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 14th day of August, 19 98

My commission expires 9/18/99 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Randall D. Nighbert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 19 98

MY COMMISSION EXPIRES: 9/18/99
(AFFIX SEAL)

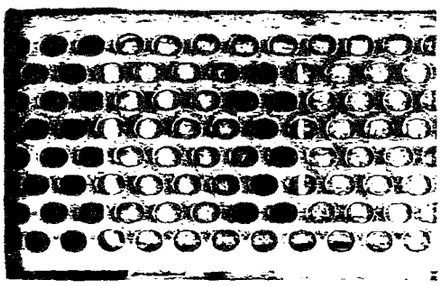
Notary Public

WARRANTY DEED

FROM C. WAYNE MASON AND WIFE, CHARLENE N. MASON

TO RANDALL D. NIGHBERT

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

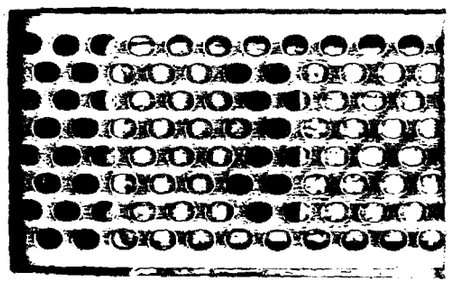
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
12500.00
CON TX 48[illegible]3
PRFEE 1.00
WDEED 8.00
DFEE 1.00
TOTA 49[illegible].03
[illegible] 49.03
[illegible] 10:27 0001 8905

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04768.10
IDENTIF. ↑ REFERENCE

98 AUG 19 AM 10:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1334476