This Instrument was prepared By:

Carolyn F. Piphus
Attorney at Law
SMITH & HIRSCH
619 Woodland Street
Nashville, TN 37206

Mail

The Name and Address of the new owner(s) are:

Jeffrey T. Radebaugh and Wife, Doris A. Radebaugh
334 Margo Lane
Nashville, Tennessee 37211

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eighty Three Thousand Dollars and no/100 ($83,000.00), cash in hand paid, by Jeffrey T. Radebaugh and Wife, Doris A. Radebaugh, hereinafter referred to as GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, I, Maceo S. Sawyers, hereinafter referred to as GRANTOR, has this day bargained and sold, and by these presents do hereby sell, transfer, convey and deed unto GRANTEES, their heirs and assigns, a certain tract or parcel of land in the Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Map/Parcel # 148-5-152

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Haywood Acres, Section One, of record in Book 2900, page 17, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Maceo S. Sawyers by deed from Robert G. Broz, and wife, Sandra L. Broz of record in Book 10175, page 557, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plan of record in Book 2900, page 17, Register's office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of records.

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 I do covenant with the said GRANTEES that I am lawfully seized and possessed of the said land in fee simple; have a good and perfect right to convey the same, and the same is free and clear of all encumbrances, unless otherwise herein set out; and I further covenant and bind myself, my 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.

98 AUG 19 AM 11:15
CELIA A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
04 76862

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed, this the 18 day of August, 1998.

Maceo S. Sawyers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Shirley A Mason, a Notary Public in and for the said County and State, the within named, Maceo S. Sawyers, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 18th day of August, 1998.

Shirley A Mason
NOTARY PUBLIC

My Commission Expires: My Commission Expires JULY 28, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $83,000.00. Subscribed and sworn before me, this 18 day of August, 1998.

AFFIANT

Shirley A Mason
NOTARY PUBLIC

My Commission Expires: My Commission Expires JULY 28, 2001

MAIL TAX BILLS TO: First American National Bank
Residential Mortgage Lending
First American Center
315 Deaderick Street
Nashville, TN 37237-0209

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11072 PAGE 433

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

DART 83000.00
CON TX 307.20
PRFEE 1.00
WDEED 6.00
OFEE 3.00
TOTAL 316.20
CHECK 316.20

08/19/98 08 11:16 0002 9071

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0476862 IDENTIF. # REFERENCE

98 AUG 19 AM 11:16

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1334538