WARRANTY DEED

THIS INSTRUMENT PREPARED BY: TUKE YOPP & SWEENEY, PLC
SUITE 1100, NATIONSBANK PLAZA
414 UNION STREET, NASHVILLE, TN 37219.

GRANTORS: LOYD J. HAWKINS AND WIFE, DORIS C. HAWKINS

GRANTEES: RITA A. BENNETT AND HUSBAND, STEVEN H. CROXALL

Address New Owner as Follows:	**Send Tax Bills To:**	**Map Parcel No.:**
Rita A. Bennett 4137 Brandywine Pointe Blvd. Old Hickory, TN 37138	Same	75-7; 88

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FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00) and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, **LOYD J. HAWKINS AND WIFE, DORIS C. HAWKINS**, hereinafter collectively called the GRANTORS, do hereby bargain, sell and convey to **RITA A. BENNETT AND HUSBAND, STEVEN H. CROXALL**, hereinafter collectively called the GRANTEES, their heirs, successors and assigns, that certain parcel of real estate located in Davidson County, Tennessee, more particularly described as follows (the "Property"):

> BEING Lot No. 196 on the Plan of Tulip Grove Subdivision, Section 4, as of record in Book 4175, page 12, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Grantors herein by deed of record in Book 10928, page 739, Register's Office for Davidson County, Tennessee, and using the same description contained therein, there being no new survey.

The Property is improved property known as 600 Denver Drive, Hermitage, Tennessee 37076.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is One Hundred Two Thousand Five Hundred Dollars ($102,500).

Rita Bennett
Affiant

Sworn to and subscribed before me, this 19th day of August, 1998.

Monica A. Carlson
Notary Public

My Commission Expires: March 27, 1999

MONICA A. CARLSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

226262.1 8/18/98

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns forever.

And Grantors do covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit A, to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit A, to which this conveyance is expressly made subject, Grantors do further covenant and bind Grantors, their heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 19th day of August, 1998.

Loyd J. Hawkins
LOYD J. HAWKINS

Doris C. Hawkins
DORIS C. HAWKINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, LOYD J. HAWKINS AND WIFE, DORIS C. HAWKINS, the within named bargainors, 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, at office in Nashville, Tennessee, this 19th day of August, 1998.

Monica A. Carlson
Notary Public

My Commission Expires:

March 27, 1999

MONICA A. CARLSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

Exceptions to Title

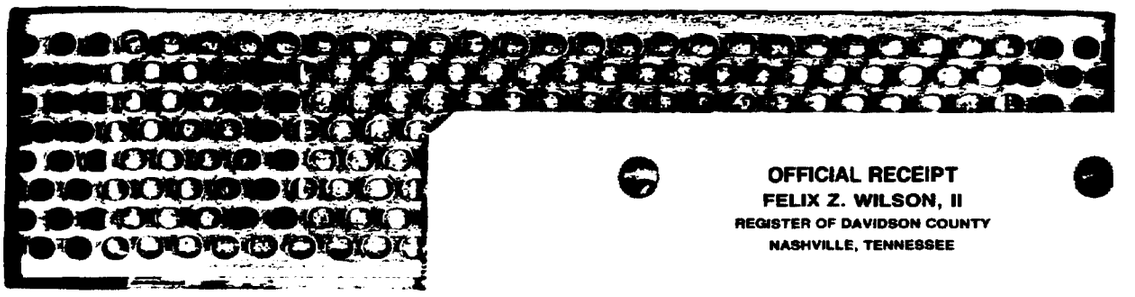
1. Taxes for the year 1998 which have been prorated and assumed by Grantees.

2. Restrictive covenants of record in Book 4228, page 457, Register's Office for Davidson County, Tennessee.

3. Matters shown on the plat of record in Book 4175, page 12, Register's Office for Davidson County, Tennessee.

047164
IDENTIF. ↑ REFERENCE
98 AUG 19 PM 3:58
FELIX ... REGISTER
DAVIDSON COUNTY, TN.
PICK-UP

CHECK



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

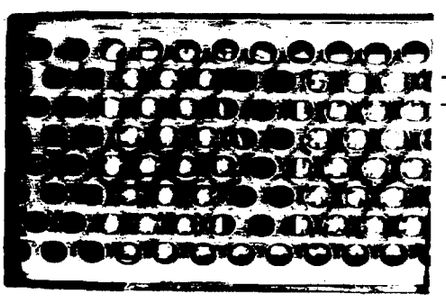
RECEIVED OF _____

FOR _____

BOOK 11073 PAGE 897

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
				102500.00
			CON TX	379.25
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	394.25
			CHECK	394.25
		08/19/98	01	15:59 0001 9347



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0477164
IDENTIF. # REFERENCE

98 AUG 19 PM 3:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1334853