PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (as) Title No: 40163
Dav. Co. File: Box 8

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ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert D. Kramer 4108 Oriole Place Nashville, Tennessee 37215	First Trust Mortgage Company 115 East Park Drive Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 131-03-80

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 168,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathaleen Ann Barker, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert D. Kramer, unmarried,** 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. 21 on the Plan of Birdhaven of record in Plat Book 1130, Page 30, Register's Office for said County.

SAID Lot No. 21 fronts 75 feet on the easterly margin of Oriole Place and extends back between parallel lines 200 feet to a dead line in the rear.

BEING the same property conveyed to Kathaleen Ann Barker, unmarried by deed from Timothy S. Kelley and spouse, Jennifer S. Kelley of record in Book 10583, Page 376, register's Office for said County.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130, Page 30, said Register's Office, which Plan shows a 40 foot minimum building setback line from Oriole Place and 10 foot easement for public utility purposes along the rear line(s) of said lot; Restrictive covenants of record in Book 1165, Page 562, Book 1385, Page 158, Book 1417, Page 228, said Register's Office.; An easement for storm drainage improvements to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3893, Page 130, said Register's Office.

This is improved property, known as: 4108 Oriole Place, Nashville, Tennessee 37215

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 20th day of August, 1998.

Kathaleen Ann Barker

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State of Tennessee
County of Davidson

On this 20th day of August, 1998, before me the undersigned authority, personally appeared **Kathaleen Ann Barker**, 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 AT LARGE — CHARLES WILKINS IVEY — DAVIDSON COUNTY, TENN. — My Commission Expires 9/18/99

Notary Public

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: $ 168,000.00

Affiant

Sworn and subscribed before me on the 20th day of August, 1998.

Notary Public

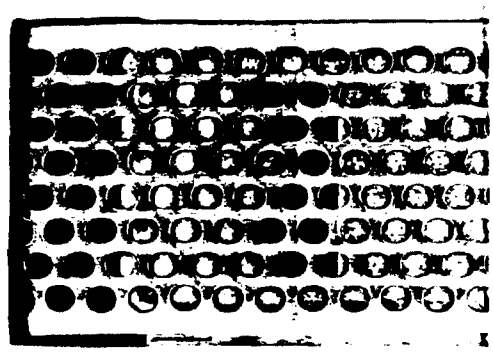
My Commission Expires: NOTARY PUBLIC AT LARGE — CHARLES WILKINS IVEY — DAVIDSON COUNTY, TENN. — My Commission Expires 9/18/99

98 AUG 21 PM 1:52
DAVIDSON COUNTY, TN.

0305 08/21 0101 03CHECK 632.60

Wldoc: Deed Wty—12/92

04 78066
IDENTIF. & REFERENCE



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

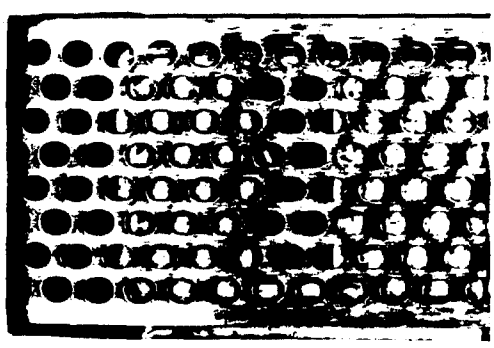
RECEIVED OF _____

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 168000.00
CON TX 621.60
PRFEE 1.00
MTGFEE 8.00
CFEE 2.00
TOTAL 632.60
CHECK 632.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/21/98 01 13:52 0001 0305

0478066
IDENTIF. # REFERENCE

98 AUG 21 PM 1:52
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1335801