Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #98-1665

SIDWELL & BARRETT, P.C.
121 1st Avenue South Suite 200
Mail Franklin, TN 37064

WARRANTY DEED

BOOK 11085 PAGE 270

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher Michael Varallo,** and wife **Tammy S. Varallo**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rodney Stutts, and wife Sandra Stutts**, 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. 1209 on the Plan of Charlotte Park, Section 21, as of record in Book 3700, Pages 10 & 11, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher Michael Varallo & Wife Tammy S. Varallo by deed of record in Book 8419, Page 528, RODC.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

0480546
IDENTIF. + REFERENCE
98 AUG 27 PM 3:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved property, known as: 398 Annex Avenue, Nashville, TN 37209

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 covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has 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. 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.

WITNESS THE EXECUTION HEREOF this 20th day of August, 1998

Christopher Michael Varallo

Tammy S. Varallo

Christopher Michael Varallo

Tammy S. Varallo

State of Tennessee)
County of Davidson)

BOOK 11085 PAGE 271

On this the 20th day of August, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Christopher Michael Varallo and Tammy S. Varallo**, the bargainor(s), 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.

Notary Public

My Commission Expires: 9-29-2001

2964 08/27 0101 03CHECK 395.80

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$104,000.00**.

Affiant

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

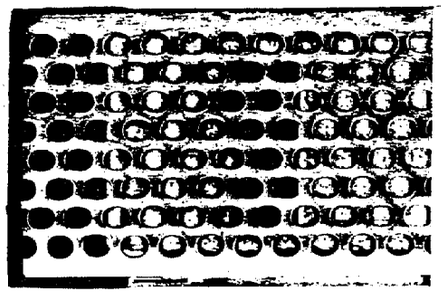
Notary Public

My Commission Expires: 9-29-2001

NEW OWNER:
Rodney J. Stutts
398 Annex Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
Countrywide Home Loan
P.O. Box 670009
Dallas, TX 75267-0009

TAX MAP-PARCEL #:
102-3-165



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

RECEIVED OF _____

FOR _____

BOOK 11085 PAGE 272

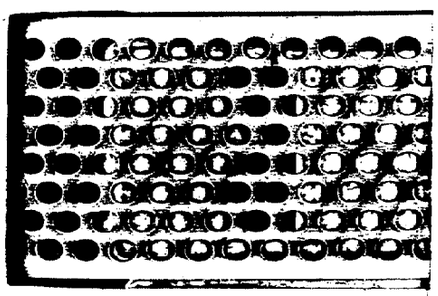
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 104000.00
CON TX 384.80
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 395.80
CHECK 395.80

08/27/98 01 15:08 0001 2964

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0480546
IDENTIF. ↑ REFERENCE

98 AUG 27 PM 3:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1338440