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

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 11087 PAGE 871

George E. Mudter, Jr., Atty.
229 Ward Circle, Ste C-11
Brentwood, Tennessee 37027

#15870

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BRIAN D. MURPHY (NAME)	NORTH AMERICAN MORTGAGE COMPANY (NAME)	MAP 147-1
346 Binkley Drive (STREET ADDRESS OR ROUTE NUMBER)	3883 Airway Drive (STREET ADDRESS)	PARCEL 125
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Santa Rosa, CA 95403 (CITY) (STATE) (ZIP)	FB# 6DU 21790

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, SANDRA R. WALLER, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRIAN D. MURPHY AND TRACY E. ELTZROTH, both unmarried, as joint tenants with the right of survivorship

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. 383 on the Plan of Section Two Caldwell Hall, as of record in Plat Book 2900, page 96, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Sandra R. Waller, unmarried by deed from Keith E. Fiscus and wife, Pauline M. Fiscus of record in Book 8413, page 882, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1998 which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 3097, page 407; and (3) All matters appearing on the plan of record in Plat Book 2900, page 96, Register's Office for Davidson County, Tennessee.

3805 08/31 0101 03CHECK 484.60

0481327
IDENTIF. & REFERENCE

98 AUG 31 AM 9:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 346 Binkley Drive, Nashville, Tennessee 37211

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 27th day of August, 19 98

Sandra R. Waller
SANDRA R. WALLER

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State. SANDRA R. WALLER

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

Witness my hand at office. this 27th day of August, 19 98.

My commission expires 9/23/2001 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 Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,000.00

Brian D. Murphy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 19 98

MY COMMISSION EXPIRES: 9/23/2001 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM SANDRA R. WALLER

TO BRIAN D. MURPHY AND TRACY E. ELTZROTH

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 _____ BOOK 11087 PAGE 873

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 128000.00
CON TX 473.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 484.60
CHECK 484.60

08/31/98 01 09:47 0001 3805

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0481327

IDENTIFICATION REFERENCE

98 AUG 31 AM 9:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1339272