BOOK 11089 PAGE 784

FROM: RODERICK A. JEFFRIES

TO: MURPH T. CATHCART AND WIFE,
GLADYS E. CATHCART

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Murph T. Cathcart and wife,	SAME	Map 160-11A
Gladys E. Cathcart		Parcel 23
15 Lymington Court		
Brentwood, Tn. 37027		

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, a Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Murph T. Cathcart
Affiant

Subscribed and sworn to before me, this the 28th day of August, 1998.

Carol L. Rivers
NOTARY PUBLIC

My Comm. Expires: 1/27/2001

NOTARY PUBLIC AT LARGE OF TENNESSEE

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, I, Roderick A. Jeffries, an unmarried person, hereinafter referred to as "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Murph T. Cathcart and wife, Gladys E. Cathcart, hereinafter called "GRANTEES", their 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. 23 on the Plat of Hemmingwood, Phases I, II, III and IV, of record in Book 6900, pages 6, 7 and 8, Register's Office for said County.

Being the same property conveyed to Roderick A. Jeffries and wife, Laverne Jeffries, by deed from Homes By Heritage, Inc., a Tennessee corporation, of record in Book 7303, page 390, Register's Office for said County, the said Laverne Jeffries having since died.

Said property is transferred subject to the following:

1. 1998 Metropolitan Government taxes.

2. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions, of record in Book 6730, page 329, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions, of record in Book 6892, page 540, said Register's Office, and by Second Amendment to Declaration of Covenants, Conditions and Restrictions, of record in Book 6925, page 268, and further amended in Book 7269, page 387, and Book 7474, page 205, said Register's Office.

3. Storm Water Detention Agreement to the Metropolitan Government of Nashville, Davidson County, Tennessee, of record in Book 6728, page 673, said Register's Office.

4 All matters as shown on the Plan of record in Book 6900, pages 6, 7 and 8, said Register's Office.

5. Rights of others in and to the common elements.

This is improved property known as 15 Lymington Court, Brentwood, Tn. 37027.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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.

WITNESS our hands this 28th day of August, 1998.

Roderick A. Jeffries

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roderick A. Jeffries, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of August, 1998.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

NOTARY PUBLIC AT LARGE

048177

IDENTIF. & REFERENCE

98 AUG 31 PM 3:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4282 08/31 0101 03CHECK 1028.

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

RECEIVED OF _____

FOR _____

BOOK 11089 PAGE 786

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	275000.00
			CON TX	1017.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	1028.50
			CHECK	1028.50

08/31/98 01 15:59 0001 4282

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0481777
IDENTIF. # REFERENCE

98 AUG 31 PM 3:56

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1339739