BOOK 11097 PAGE 129

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 79,200.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: 5/27/2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. JENNIFER DUNLAP

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laquita Trunane Thaxter (NAME)	First American National Bank (NAME)	162-12-A 38.00CO
1033 Brittany Park Drive (ADDRESS)	First American Center (ADDRESS)	5DU 58201
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Carlton Enterprises, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laquita Trunane Thaxter, unmarried

HEREINAFTER CALLED THE 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, TN, BEING Lot No. 38 on the Plan of Brittany Park, Phase IB, First Revision, of record in Plat Book 9700, page 610, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Carlton Enterprises, Inc., by deed of record in Book 8113, page 843, corrected in Book 8128, page 85 and Book 9242, page 133, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1998 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 10016, page 870, amended in Book 10772, page 988; Plan of record in Book 9700, page 610; Charter of record in Book 10016, page 900; Agreements of record in Book 9935, page 753, and Book 8113, page 849, amended in Book 8128, page 92; Deed of record in Book 10789, page 173; all in the Register's Office for Davidson County, TN.

6253 09/03 0101 03CHECK 304.04

unimproved ( )
This is improved (X) property, known as 1033 Brittany Park Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 and representatives, 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 my hand this 28th day of August 19 98

Carlton Enterprises, Inc.
By:

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Don Day and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Agent and _____ respectively of the Carlton Enterprises, Inc. the within named bargainor, and corporation, and that he as such Agent and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Don Day as such Agent, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 28th day of August 1998.

My commission expires 5/27/2001

Jennifer Dunlap
Notary Public

JENNIFER DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0483692
IDENTIF. ➔ REFERENCE

98 SEP -3 AM 8:38

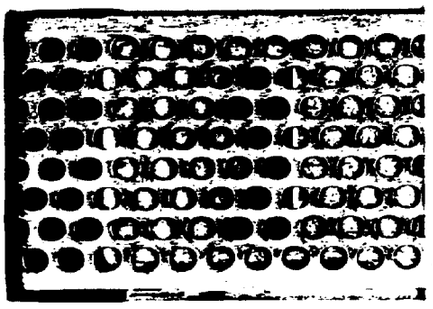
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

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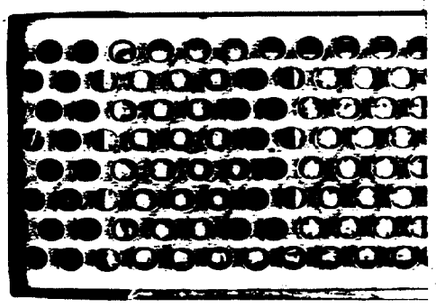
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	79200.00
CON TX	293.04
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	304.04
CHECK	304.04

09/03/98 01 08:40 0001 6253

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0483692
IDENTIF. ↑ REFERENCE

98 SEP -3 AM 8:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1341692