BOOK 11105 PAGE 175

PREPARED BY AND RETURN TO:

Lender's Title & Escrow LLC
783 Old Hickory Blvd. Suite 103/East
Brentwood, TN 37027
Ph. (615) 376-2261 Fax (615) 376-2265

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lee W. Long Alma P. Brady 108 Arta Drive Madison, TN 37115 98-1-219	NEW OWNERS

TAX MAP - PARCEL NUMBERS: 42-9-17

WARRANTY DEED

THIS DEED, made and entered into this the 1st day of September, 1998, by and between STEVE C. WHITE and wife, SHERIE WHITE, hereinafter known as the **GRANTOR**, and LEE W. LONG and ALMA P. BRADY, both unmarried, hereinafter known as the **GRANTEE**;

Witnesseth:

THAT FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the **GRANTOR** has bargained and sold and does hereby grant and convey unto the **GRANTEE,** their heirs and assigns, with covenants of general warranty of title, the following described property located in Davidson County, Tennessee:

BEING Lot No. 26 on the Plan of Section One, Kemper Heights, as of record in Plat Book 2331, Page 65 and 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Steve C. White and wife, Sherie White by Deed from Donald R. Wilson and wife, Vickie M. Wilson of record in Book 6934, Page 354, said Register's office.

This is improved property known as: 108 Arta Drive, Madison, TN 37115

TO HAVE AND TO HOLD unto the **GRANTEE**, their heirs and assigns, forever. **AND GRANTOR**, for themselves, their heirs and assigns, do further covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties herein that all taxes for the year ending 1998 are a lien against the property herein conveyed, but are not currently due or payable. Said taxes have been prorated between the parties as of the date of this instrument with the Grantor paying their prorata part thereof to the Grantee who shall be responsible for payment when same become due and payable.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS OUR HANDS on this day and year first above written.

Grantors:

STEVE C. WHITE

SHERIE WHITE

STATE OF TENNESSEE

SS:

COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, STEVE C. WHITE and wife, SHERIE WHITE, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 1st day of September, 1998.

My commission expires:
11-18-2001

M. TODD JACKSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public (Seal)

98 SEP -9 AM 11:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

01485799

STATE OF TENNESSEE

SS:

COUNTY OF DAVIDSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $132,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS MY HAND AND OFFICIAL SEAL, this the 1st day of September, 1998.

Affiant

8548 09/09 0101 03CHECK 501.25

SWORN TO AND SUBSCRIBED BEFORE ME, this the 1st day of September, 1998.

My commission expires:
11-18-2001

M. TODD JACKSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public (Seal)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11105 PAGE 177

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	
				132500.00
			CON TX	490.25
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	501.25
			CHECK	501.25

09/09/98 01 11:47 0001 8548

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0485799

IDENTIFICATION REFERENCE

98 SEP -9 AM 11:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 134396(