BOOK 11108 PAGE 850

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Thelma C. Fagan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27TH DAY OF August

Notary Public

My Commission Expires: 8-6-2002
(AFFIX SEAL)

HENRY V. EAGLE, IV NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Thelma C. Fagan and Kathy J. Jensen 6505 Upton Lane Nashville, TN 37209	U.S. Trust Mortgage, Inc. 210 25th Avenue N., Suite 747 Nashville, TN 37203	182-7-63

JC.3 HAND L&O Chrg WSM.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, WANDA S. MADDEN FORMERLY KNOWN AS WANDA S. JOHNSON MARRIED TO CHARLES E. MADDEN, JR., hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto THELMA C. FAGAN, UNMARRIED AND KATHY J. JENSEN, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP , hereinafter called Grantee, their heirs and 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. 105 on the plan of Section 26, Charlotte Park (formerly Beacon Square, Section 2), of record in Book 3700, page 91, Register's Office for said County.

Said Lot No. 105 fronts 82.63 feet on the southerly margin of Upton Lane and extends back 113.01 feet on the easterly line and 150.79 feet on the westerly line to a dead line in the rear, measuring 74.73 feet thereon.

Being the same property conveyed to Jerry W. Johnson and wife, Wanda S. Johnson by deed from Mary A. Milot, unmarried, of record in Book 6823, Page 354, Register's Office for Davidson County, Tennessee. The said Jerry W. Johnson having since died, vesting the property solely in Wanda S. Johnson.

This conveyance is made subject to:

Subject to restrictive covenants of record in Book 4065, page 67, Book 4142, page 166 and Book 4021, page 71, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record in Plat book 3700, page 91, said Register's Office.

Taxes for the year 1998 and subsequent years, a lien, not yet due and payable.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 6505 Upton Lane Nashville, TN 37209

0486795
IDENTIF. ↑ REFERENCE

98 SEP 11 PM 12:59
ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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 person 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 27th day of August, 1998.

Wanda S. Madden
Wanda S. Madden formerly known as Wanda S. Johnson
Wanda S. Johnson

Charles E. Madden, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27TH day of August, 1998, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Wanda S. Madden (formerly Wanda S. Johnson) and Charles E. Madden, Jr., who, being by me duly sworn, acknowledged said instrument to be his/her/their free act and deed.

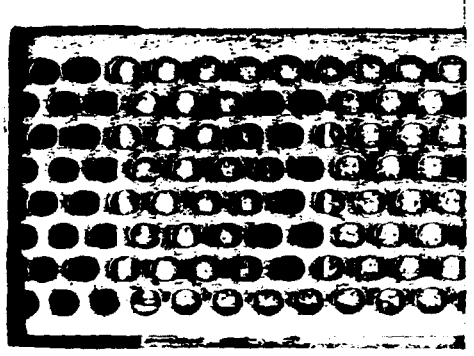
WITNESS my hand and notarial seal this 27th day of August, 1998.

HENRY E. RAY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My Commission expires: 8-5-02

9640 09/11 0101 03CHECK 325.50



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

RECEIVED OF _____

FOR _____

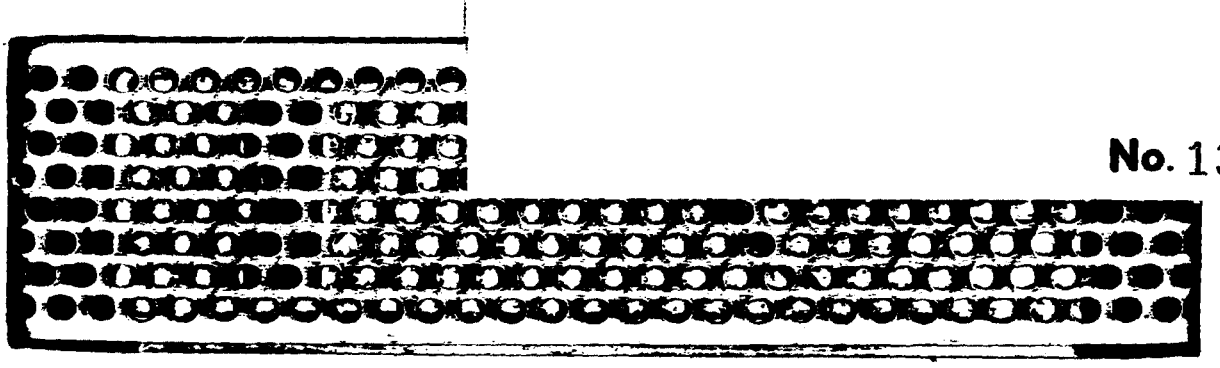
BOOK 11108 PAGE 852

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	85000.00
			CON TX	314.50
			PRFEE	1.00
			MDEED	8.00
			CFEE	2.00
			TOTAL	325.50
			CHECK	325.50

09/11/98 01 13:01 0001 9640

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0486795
IDENTIF. ↑ REFERENCE

98 SEP 11 PM 2:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1345044