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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 57,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF September

Notary Public

MY COMMISSION EXPIRES: 11/7/
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 170 Cude Lane, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason D. Loy (NAME)	Community Mortgage Corp. (NAME)	MAP 52-2
300 Randy Road (ADDRESS)	142 Timber Creek (ADDRESS)	PARCEL 239
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Cordova, TN 38018 (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, Beverly Dawn (Pippin) Coleman, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason D. Loy and wife, Melissa JD Loy

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:

Being Lot No. 37 on the Plan of Rainbow Terrace, Section III, as of record in Book 2133, page 20, Register's Office, Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Randy Road at the corner Lots Nos. 36 and 37; thence with the line between said two lots, westerly 410.3 feet; thence northerly 119.1 feet to the southerly margin of Yowell Avenue; thence with the same easterly 385.8 feet to the beginning of a curve; thence around said curve having a radius of 24.3 feet, southeasterly 38.81 feet to the westerly margin of Randy Road; Thence with the same southerly 105 feet to the beginning.

Being the same property conveyed to Robert Joseph Coleman and wife Beverly Dawn (Pippin) Coleman of record in Book 5687 , page 765 , and subsequently by Final Divorice Decree from Robert Joseph Coleman to Beverly Dawn (Pippin) Coleman of record in Book 10233, page 60, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 2103 , page 604 , Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

unimproved ( )
This is improved (X) property, known as 300 Randy Road, Madison, Tennessee 37115
(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 8th day of September 19 98

Beverly Dawn (Pippin) Coleman

MAIL ENV.

98 SEP 16 AM 9:56
FELIX J. WILSON III REGISTER
DAVIDSON COUNTY, TN.

REFERENCE

04883 67

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 Beverly Dawn (Pippin) Coleman

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 8th day of September 19 98.

Commission expires 11/7/2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

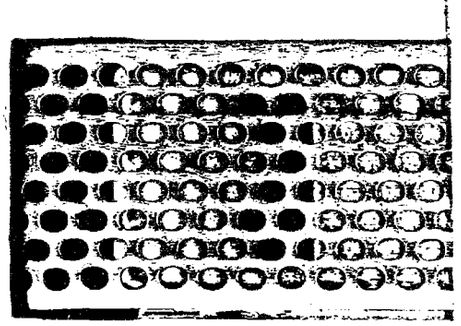
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

1337 09/16 0101 03CHECK 225.23



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

RECEIVED OF _____

FOR _____

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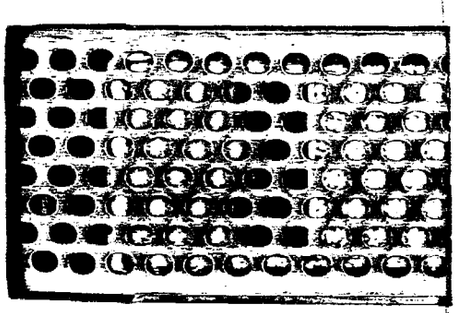
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	57900.00
CON TX	214.23
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	225.23
CHECK	225.23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/16/98 01 07:56 0001 1337



0488367
IDENTIFICATION REFERENCE

98 SEP 16 AM 9:56

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1346718