Realty 42 A

WARRANTY DEED

BOOK 11123 PAGE 45

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,000.00

James M. Fentress
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 1/29/2000

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, Attys, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Fentress (NAME)	GMAC Mortgage Corporation (NAME)	42-9 33
107 Arta Drive (ADDRESS)	100 Witmer Road (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Horsham, PA 19044 (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, James Michael Fentress and Linda Gayle Fentress Barnes and Gerald Wade Fentress, devisees under the will of Frances Nell McCoin Fentress Smith, deceased HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, James M. Fentress and wife, Mary D. Fentress

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. 6 on the Plan of Kemper Heights, Section 1, of record in Book 2331, Pages 65 and 66, Register's Office for said County.

Said Lot No. 6 fronts 145.5 feet on the southeasterly side of Arta Drive and runs back 269.5 feet on the northeasterly line and 154.6 feet on the southwesterly line to a dead line in the rear measuring 190.7 feet thereon.

Being the same property conveyed to Clarence Fentress and wife, Frances Nell McCoin Fentress, by deed from Sam J. McAllester, III, Trustee, of record in Book 5303, Page 827, Register's Office for Davidson County, TN. The said Clarence Fentress having predeceased Frances Nell McCoin Fentress, who subsequently remarried, becoming Frances Nell McCoin Fentress Smith, and who died July 11, 1998. By will of record in Will Book 221, page 642, Davidson County Probate Court Clerk's Office, said property was devised to James Michael Fentress, Linda Gayle Fentress Barnes and Gerald Wade Fentress.

Subject to restrictions in Book 2442, page 459, and all matters on the plan of record.

98 SEP 23 AM 11:15
[illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0490883

unimproved ( )
This is improved (X) property, known as 107 Arta Drive, Madison, TN 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 our hand s this 22nd day of September 19 98

James Michael Fentress — Gerald Wade Fentress by Linda Gayle Barnes by POA

James Michael Fentress — Gerald Wade Fentress

Linda Gayle Fentress Barnes

Linda Gayle Fentress Barnes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Michael Fentress and Linda Gayle Fentress Barnes

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of September 19 98.

Commission expires January 29, 2000

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 1.22.2000

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Gayle Barnes, 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 herein contained, and who further acknowledged that she is the attorney in fact for Gerald Wade Fentress and that she is authorized by him to execute this instrument on his behalf.

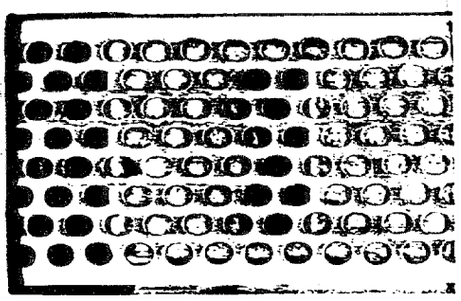
Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of September, 1998.

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 1.22.2000

Commission expires

Notary Public

4022 09/23 0101 03CHECK 421.70



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

RECEIVED OF _____

FOR _____

BOOK 11123 PAGE 47

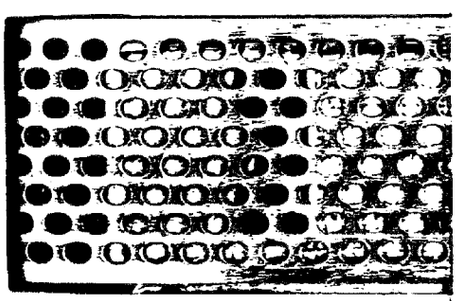
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
111000.00
CON TX 410.70
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 421.70
CHECK 421.70

09/23/98 01 11:16 0001 4022

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0490883
IDENTIF. & REFERENCE

98 SEP 23 AM 11:15
DILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1349369