BOOK 11129 PAGE 149 File in Box No. 19 B

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #98-9-36-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
KENNETH A. THOMAS	PIONEER MORTGAGE, INC.	MAP 155-08-0-C
(NAME)	(NAME)	
1009 Harding Trace Court	144 Southeast Parkway, Suite 200	PARCEL 162CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37064	FB #09D-80408
(CITY) (STATE) (ZIP)	(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, MARILYN ARTHUR, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH A. THOMAS AND WIFE, ELAINE F. THOMAS

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, Tennessee, being Lot No. 162 on the Plan of Poplar Creek Estates, Phase II, of record in Book 6900, Pages 339-347, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Marilyn Arthur, by Deed from Troy A. Hendricks and wife, Debbie Easterling Hendricks, of record in Book 9554, Page 134, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Poplar Creek Estates of record in Book 9472, Page 824, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantee(s) herein.

BROOKS ARTHUR, spouse of the above named MARILYN ARTHUR, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

Legal continued on Page 2

unimproved ( )
This is improved (X) property, known as 1009 Harding Trace Court, Nashville, TN 37221
(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 25th day of September 1998

MARILYN ARTHUR
By: Marilyn Arthur by Cherry Cash Prewitt
Cherry Cash Prewitt, Attorney-in-fact
BROOKS ARTHUR
By: Brooks Arthur by Cherry Cash Prewitt
Cherry Cash Prewitt, Attorney-in-fact

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

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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

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

Legal Continued from Page 1

THIS instrument is being executed in behalf of Marilyn Arthur and husband, Brooks Arthur pursuant to a Power of Attorney executed by same on the 24th day of August, 1998, and being filed for record simultaneously herewith.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of September, 1998, before me personally appeared CHERRY CASH PREWITT, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of MARILYN ARTHUR AND HUSBAND, BROOKS ARTHUR, and acknowledged that she executed the same as the free act and deed of the said MARILYN ARTHUR AND HUSBAND, BROOKS ARTHUR.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

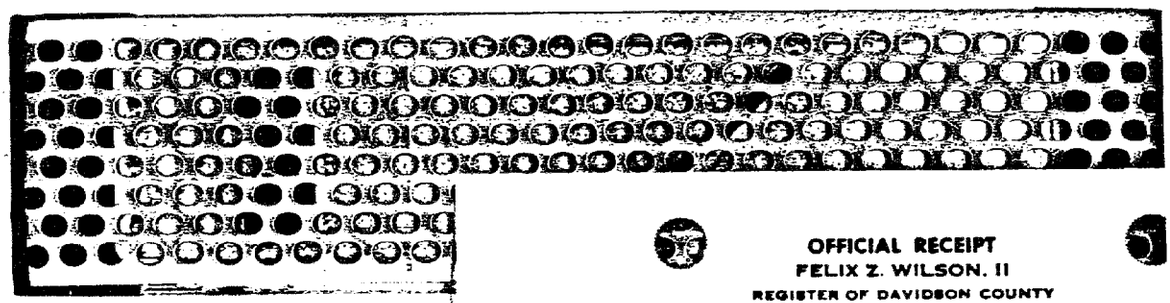
My Commission Expires: July 24, 1999

0492828
IDENTIF. & REFERENCE

98 SEP 28 AM 11:21
REGISTER
DAVIDSON COUNTY, TN.

6084 09/28 0101 03CHECK 751.00

DCTN01WC



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

RECEIVED OF _____

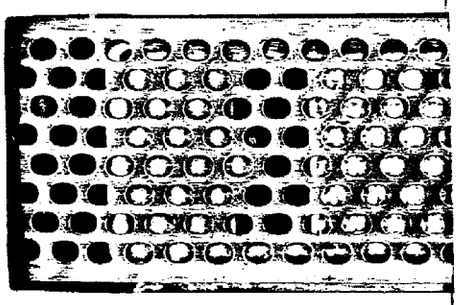
FOR _____

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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	200000.00
			CON TX	740.00
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	751.00
			CHECK	751.00
09/28/98	01		11:23 0001	6084

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0492828
IDENTIF. # REFERENCE

98 SEP 28 AM 11:21
WILL C[illegible] REGISTER
DAVIDSON COUNTY, TN

No. 135140[illegible]