WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Patricia D. James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September 19 98

Angela R. Burkeen
Notary Public

MY COMMISSION EXPIRES: 6/9/2002
(AFFIX SEAL)

Mail THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia D. James (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 44 GROUP 14
283 Martingale Drive (ADDRESS)	2059 Northlake Parkway (ADDRESS)	PARCEL 26
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (CITY) (STATE) (ZIP)	4D 48125

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, Sandra Smallwood-Redferrin and husband Jeffrey Redferrin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia D. James, Unmarried

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. 283, on the Plan of Cumberland Terrace Subdivision, Block "I", Part 1, of record in Plat Book 1424, Page 49, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Sandra Smallwood, Unmarried by deed from Jere L. Turner and wife Patricia S. Turner of record in Book 8320, Page 599, Register's Office, Davidson County, Tennessee. Jeffrey Redferrin herein joins to convey any and all rights and interests he may have, if any.

Sandra Smallwood and Sandra Smallwood-Redferrin is one in the same person.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 1582, Page 505, said Register's Office.

This conveyance is subject to minimum building setback lines and utility easements, of record in Plat Book 1429, Page 49, said Register's Office.

unimproved ( )
This is improved (X) property, known as 283 Martingale Drive, Old Hickory, TN 37138
(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 18th day of September 19 98

Sandra Smallwood-Redferrin

Sandra Smallwood-Redferrin

Jeffrey Redferrin

Jeffrey Redferrin

STATE OF TENNESSEE
COUNTY OF

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 _____ _____

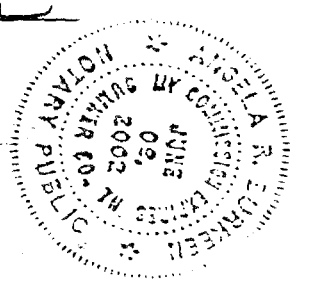
Notary Public

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sandra Smallwood-Redferrin and husband Jeffrey Redferrin 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 White House, Tennessee, this the 18th day of September, 1998.

Angela B. Burkeen
NOTARY PUBLIC

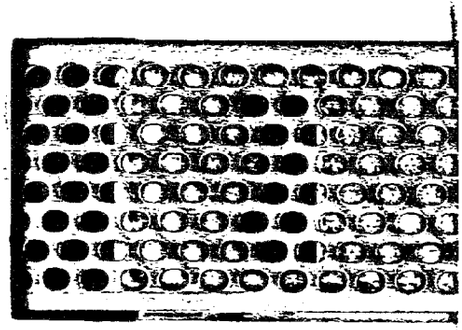
My Commission Expires: 06/09/2002



0494968
IDENTIF. ↑ REFERENCE

98 OCT -2 AM 8:32
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

8322 10/02 0101 03CHECK 240.40



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

RECEIVED OF _____

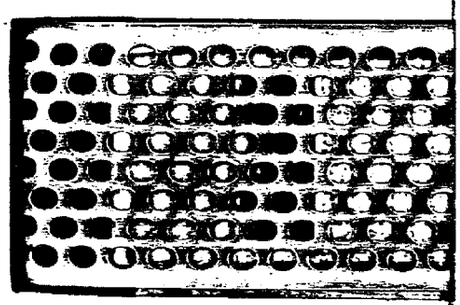
FOR _____

BOOK 11137 PAGE 829

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 62000.00
				CON TX 229.40
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 240.40
				CHECK 240.40
			10/02/98 01	08:34 0001 8322

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0494968
IDENTIF. A REFERENCE

98 OCT -2 AM 8:34

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

No. 1353607