FILE BOX-9B
FIRST TITLE & ESCROW COMPANY, INC.

#15915

BOOK 11138 PAGE 349

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***237,000.00

Affiant

Subscribed and sworn to before me this 18th day of February, 1998.

Notary Public

My Commission Expires: 4/23/2001

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
TIMOTHY R. OELTMANN THOMAS OELTMANN 2127 Ashwood Avenue Nashville, Tennessee 37212	PHH MORTGAGE SERVICES CORPORATION 6000 Atrium Way Mt. Laurel, New Jersey 08054	MAP 104-15 PARCEL 214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THIRTY SEVEN THOUSAND AND 00/100 ($***237,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee the receipt of which is hereby acknowledged, I, STEVEN D. LANE, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto TIMOTHY R. OELTMANN, unmarried, and THOMAS OELTMANN, married, 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 the easterly 50.0 feet of Lot No. 61 on the Map of Sunset Park as of record in Book 332, page 132, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at the southerly margin of West Ashwood Avenue, formerly "A" Street, as changed on the Plan of H.P. Jacobs Subdivision of record in Book 547, page 65, said Register's Office, at the northeast corner of Lot No. 61 as changed; thence southerly with the east line of the said lot, 150.5 feet, more or less, to a dead line; then with the south line of the said Lot No. 61, westerly 50.0 feet; then northerly parallel with the first line 155.0 feet to the southerly margin of said Avenue or Street; then with the southerly margin of said Avenue, easterly 50.0 feet to the beginning.

BEING the same property conveyed to Steven D. Lane by deed from Jack J. Hawiger and wife, Joanna S. Hawiger, of record in Book 10273, page 766, Register's Office for Davidson County, Tennessee.

This is improved property known as 2127 Ashwood Avenue, Nashville, Tennessee 37212.

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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Sunset Park of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and bind himself, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 28th day of September, 1998.

Steven D. Lane by Keith Merrill

STEVEN D. LANE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH MERRILL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEVEN D. LANE, and acknowledged that he executed the same as the free act and deed of the said STEVEN D. LANE.

WITNESS my hand and seal this 28th day of September, 1998.

Mitchell A. Watts

Notary Public

My Commission Expires:

9-29-2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

98 OCT -2 AM 10:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

8508 10/02 0101 03CHECK 887.90

049138

IDENTIF. ↑ REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 11138 PAGE 351

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 237000.00
CON TX 876.90
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 887.90
CHECK BANK 887.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

10/02/98 01 10:11 0001 8508

0495138
IDENTIF. & REFERENCE

98 OCT -2 AM 10:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

No. 1353792