BOOK 11145 PAGE 356

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES: 1/20/99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Helton (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 146-12
5034 Montclair Avenue (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 62
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Calabasas, CA 91302-1613 (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, Rosemary C. Burson, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Adam Helton and Angie Abernathy

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. 475 on the Map of Section Six, Crieve Hall Estates, of record in Book 2331, pages 1 and 2, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete description thereof.

Being the same property conveyed to Glenn D. Craighead and wife, Pauline W. Craighead by deed from Crieve Hall Estates, Inc., a Tennessee corporation, of record in Book 2344, page 171, said Register's Office. Pauline W. Craighead predeceased Glenn D. Craighead. Glenn D. Craighead has since died. His estate is being probated in the Probate Court of Davidson County, Tennessee in Docket No. 98P-548. Rosemary C. Burson is the sole heir at law and beneficiary according to Affidavit of Heirship of record in Book 11145, page 355, said Register's Office.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2331, page 1 and 2, said Register's Office; and (c) restrictive covenants of record in Book 2332, page 92, said Register's Office.

This has never been the marital residence of the grantor herein.

unimproved ( )
This is improved (X) property, known as 5034 Montclair Avenue, Nashville, Tennessee 37211
(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 30 day of September 19 98

Rosemary C. Burson

Rosemary C. Burson

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 Rosemary C. Burson, married

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 Nashville, Tennessee, this 31 day of July, 1998.

Commission expires 6/27/2001

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

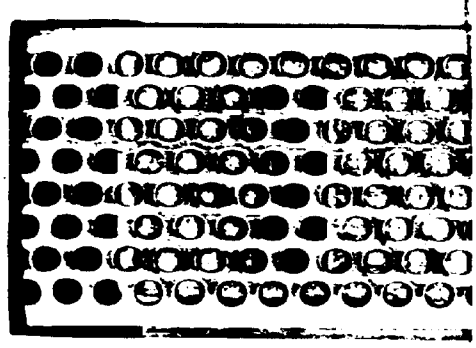
0496908

RELEASE REFERENCE

98 OCT -6 PM 1:39

REGISTER
DAVIDSON COUNTY, TN.

0380 10/06 0101 03CHECK 455.00



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

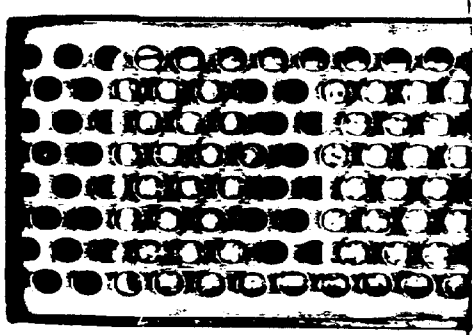
RECEIVED OF _____

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 120000.00
CON TX 444.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 455.00
CHECK 455.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/06/98 01 13:41 0001 0380

0496908

IDENTIF. & REFERENCE

98 OCT -6 PM 1:39

REGISTER
DAVIDSON COUNTY, TN.

No. 1355640