FILE NO. 37144

FILE BOX "7"

BOOK 11146 PAGE 248

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,343.27

X John H Brown Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF OCTOBER 19 98

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN H. BROWN, JR. (NAME)	UNION PLANTERS MORTGAGE (NAME)	MAP 49-15
721 Flintridge Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1860 (STREET ADDRESS)	PARCEL 38
Whites Creek, TN 37189 (CITY) (STATE) (P.O. ZIP)	Memphis, Tennessee 38101-1860 (CITY) (STATE) (ZIP)	12D 87304

FOR AND IN 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 YOR-98, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN H. BROWN, JR.

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. 30 Deer Meadow, Phase 2, as of record in Book 6250, page 280, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to YOR-98 by deed from Janice D. Thompson, Unmarried, of record in Book 11023, page 141, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to CITYFED MORTGAGE COMPANY, of record in Book 7147, page 665, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH UNION PLANTERS MORTGAGE. "IF THIS OBLIGATION IS ASSUMED, THEN THE ASSUMER HEREBY AGREES TO ASSUME ALL OF THE OBLIGATIONS OF THE VETERAN UNDER THE TERMS OF THE INSTRUMENTS CREATING AND SECURING THE LOAN. THE ASSUMER FURTHER AGREES TO INDEMNIFY THE DEPARTMENT OF VETERANS AFFAIRS TO THE EXTENT OF ANY CLAIM PAYMENT ARISING FROM THE GUARANTY OR INSURANCE OF THE INDEBTNESS CREATED BY THIS INSTRUMENT."

This is unimproved / X improved property, known as 721 Flintridge Drive, Whites Creek, Tennessee 37189
(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 its hand this 5th day of October, 19 98

YOR-98, INC.

By: George E. Willis Jr. Pres.

GEORGE E. WILLIS, JR., President

STATE OF TENNESSEE
Davidson County

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
Davidson County

Before me, THE UNDERSIGNED a Notary Public in and for the State and County aforesaid, personally appeared GEORGE E. WILLIS, JR.

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the YOR-98, INC., A Tennessee corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 5th day of October, 1998.

_____Notary Public

Commission Expires 11/28/98

0497103

IDENTIF. ↑ REFERENCE

98 OCT -6 PM 3:57

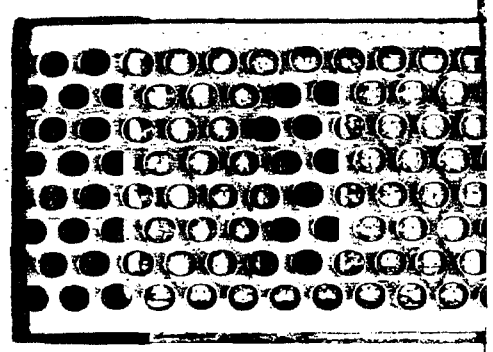
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FROM

TO

0591 10/06 0101 03CHECK 286.07



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

BOOK 11146 PAGE 250

RECEIVED OF _____

FOR _____

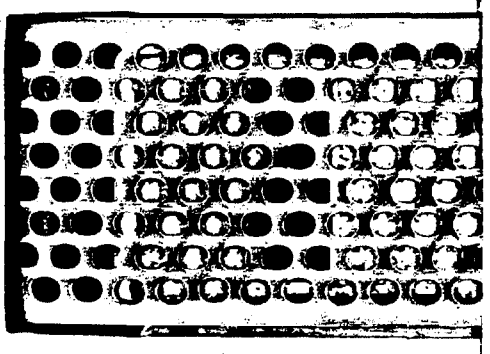
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 74343.27
CON TX 275.07
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 286.07
CHECK 286.07

10/06/98 01 15:59 0001 0591

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0497103
IDENTIF. ↑ REFERENCE

98 OCT -6 PM 3:57
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1355851