BOX 25-B

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, TN 37238-1545

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is $62,000.00.

Affiant

Sworn to and subscribed before me this 7 day of October, 1998.

NOTARY PUBLIC

My Commission Expires: 7-27-2002

BOOK 11148 PAGE 629

1160 10/08 0101 03CHECK 240.40

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Hayden Roberts	First Union Mortgage Corp.	Map 61-16
1304 Sunnymeade Drive	1410 Commonwealth Drive	Parcel 308
Nashville, TN 37216	Wilmington, NC 28403	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ruth H. Warren, unmarried**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Hayden Roberts, unmarried**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 49 and the westerly 25 feet of Lot No. 50 of Block "A" on the Map of the Resubdivision of Sunnymeade, of record in 974, page 56 and 57, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot and part of Lot adjoin and front together 75 feet on the south side of Sunnymeade Drive and run back between parallel lines 140 feet to a dead line

Being the same property conveyed to Joel M. Warren and wife, Ruth H. Warren, by deed from C. & R. Builders, Inc., of record in Book 1975, page 77, said Register's Office, the said Joel M. Warren having since died.

This is improved property known as 1304 Sunnymeade Drive, Nashville, TN 37216.

98 OCT -8 AM 8:24
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE
04976 44

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 7 day of October, 1998.

Ruth H. Warren

Ruth H. Warren

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, **Ruth H. Warren**, 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 this 7 day of October, 1998.

NOTARY PUBLIC

My Commission Expires: 7-27-2002

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11148 PAGE 631

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

10/08/98 01 08:26 0001 1160

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0497644
IDENTIF. # REFERENCE

98 OCT -8 AM 8:24

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1356411