PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (cmw) Title No: 40360
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Christine K. Hildebrand Robert C. Hildebrand 839 Gallavista Avenue Madison, TN 37115	Bank of America, FSB 10600 Valley View Street Cypress, CA 90630

TAX MAP-PARCEL NUMBERS: 052-05-015 11D 70795

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 60000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kenneth A. Franz and spouse, Sandra J. Franz,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christine K. Hildebrand and spouse, Robert C. Hildebrand,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 10, Block E on the plan of Madison Park, being the revised plan of Power & Roth Subdivision, of record in Book 843, page 7, said Register's Office.

SAID Lot No. 10 fronts 50 feet on the easterly margin of Gallavista Avenue and extends back between parallel lines 200 feet to a line in the rear, measuring 50 feet thereon.

BEING the same property conveyed to Kenneth A. Franz and spouse, Sandra J. Franz, by deed from Howard Morris Marchant, a single person, of record in Book 9690, page 748, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; and to all matters on the Plan, with Owner's Certificate, of record in Plat Book 843, Page 7, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to AmSouth Mortgage Company, Inc., of record in Book 6925, page 107, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred unto the said Grantee. Said deed of trust has been assigned to Bank of America, FSB, a Delaware Corporation, by assignment of record in Book 9745, page 917, said Register's Office.

This is improved property, known as: 839 Gallavista Avenue, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

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GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of October, 1998.

Kenneth A. Franz

Sandra J. Franz

State of Texas
County of Tarrant

On this 8th day of October, 1998, before me the undersigned authority, personally appeared **Kenneth A. Franz**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 2.10.02

Notary Public

JOANNE HILL
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 02-10-02

State of Texas
County of Tarrant

On this 8th day of October, 1998, before me the undersigned authority, personally appeared **Sandra J. Franz**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 2.10.02

Notary Public

JOANNE HILL
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 02-10-02

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 60000.00

Affiant

Sworn and subscribed before me on the 8th day of October, 1998.

Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE
My Commission Expires 9/18/99

2320 12 0101 03CHESS 233.00

98 OCT 12 AM 10:36
RECEIVED
DAVIDSON COUNTY, TN.
WILL GARRETT KEASTER

04998732
IDENTIF. & REFERENCE

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 60000.00
				CON TX 222.00
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 233.00
				CHECK 233.00
			10/12/98 01	10:38 0001 2320

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0498732
IDENTIF. # REFERENCE

98 OCT 12 AM 10:37

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1357564