ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Timothy E. Fenn	Franklin American Mortgage Company	MAP and PARCEL
5032 Pebble Creek Drive	Attn: Tax Dept.	149-10 56
Antioch, TN 37013	214 Overlook Court Brentwood, TN 37027	

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

BOOK 11164 PAGE 184

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Ronald Jack Davis and Debra Lynne Davis, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Timothy E. Fenn, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Oakwood Subdivision, Phase Six, Section 1, of record in Book 7900, Page 419, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ronald Jack Davis and wife, Debra Lynne Davis, by deed from Centex Real Estate Corporation of record in Book 9041, Page 339, Register's Office for Davidson County, Tennessee.

This is property with a common address of 5032 Pebble Creek Drive, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being made by Grantor; 2) The plan of record in Book 7900, Page 419, said Register's Office, and all matters therein; 3) Restrictive Covenants of record in Book 7981, Page 478, as corrected in Book 8313, Page 17, and amended in Book 8038, Page 838; Book 9781, Page 987; and in Book 10650, Page 785, all in said Register's Office; 4) Surveyors Instrument of Correction of record in Book 8705, Page 870, said Register's Office; 5) Deed of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6881, Page 320, said Register's Office; 6) Right-of-way easement to AT&T of record in Book 1207, Page 529, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $142,500.00

Affiant

Subscribed and sworn before me this 16th day of October, 1998.

My Commission Expires: 5/26/2002

Notary Public

VICTOR HALLEWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

98 OCT 21 AM 10:59
BILL GA... REGISTER
DAVIDSON COUNTY, TN.

0502192
IDENTIF. ↑ REFERENCE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **16th** day of **October, 1998.**

Ronald Jack Davis

Debra Lynne Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Ronald Jack Davis and Debra Lynne Davis, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **16th** day of **October, 1998.**

Notary Public
My Commission Expires: 3/23/2002

File No. 9810-201

6009 10/21 0101 03CHECK 538.25

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

RECEIVED OF _____

FOR _____

BOOK 11164 PAGE 186

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 142500.00
				CON TX 527.25
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 538.25
				CHECK 538.25
10/21/98	01			11:01 0001 6009

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0502192
IDENTIF. & REFERENCE

98 OCT 21 AM 10: 55

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1361215