File Box 198

98-10-379

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 11164 PAGE 411

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, PETER WEISS, ATTORNEY AT LAW, BRENTWOOD, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEVEN C. OLSON (NAME)	FRANKLIN AMERICAN MORTGAGE CO. (NAME)	MAP 141-15-0-D
7704 River Fork Drive (ADDRESS)	214 Overlook Court, Suite 150 (ADDRESS)	PARCEL 120CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	FB #09D-80659

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, MICHAEL L. DOBRIN, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN C. OLSON AND WIFE, PAMELA S. OLSON

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. 120 on the Plan of Sheffield on the Harpeth, Phase II, a Planned Unit Development, as of record in Book 6900, Pages 410 & 411, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Michael L. Dobrin and wife, Amy Brill Dobrin, by Deed from Robert E. Clendenin, III and wife, Juli M. Clendenin, of record in Book 9677, Page 851, Register's Office for Davidson County, Tennessee. The parties having since divorced by Final Decree of record in Minute Book 317, Page 58129, & File No. 98D-1864, in the Fourth Circuit Court for Davidson County, Tennessee. The said Amy Brill Dobrin having since conveyed her interest to Michael L. Dobrin, by Quitclaim Deed of record in Book 11148, Page 93, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6925, Page 900, Book 7145, Page 954, amended in Book 8505, Page 598, Book 8747, Page 97 and Book 9313, Page 806, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 7704 River Fork Drive, Nashville, TN 37221
(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 our hand s this 19th day of October 1998

MICHAEL L. DOBRIN
By: Michael L. Dobrin by Cherry Cash Prewitt
CHERRY CASH PREWITT, ATTORNEY-IN-FACT

Amy Brill Dobrin
AMY BRILL DOBRIN

DCTN111WC

LEGAL DESCRIPTION CONTINUATION

Amy Brill Dobrin, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property.

THIS instrument is being executed in behalf of Michael L. Dobrin pursuant to a Power of Attorney executed by same on the 17th day of October, 1998, and being filed for record simultaneously herewith.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of October, 1998, before me personally appeared CHERRY CASH PREWITT, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) on behalf of MICHAEL L. DOBRIN, and acknowledged that she executed the same as the free act and deed of the said MICHAEL L. DOBRIN.

My Commission Expires: 7/24/99

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 AMY BRILL DOBRIN, 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 Brentwood, Tennessee, this 19th day of October, 1998.

My Commission Expires: 7/24/99

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

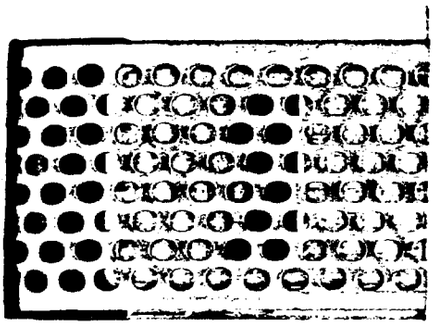
6068 10/21 0101 03CHECK 843.50

98 OCT 21 PM 12:26

REGISTER
DAVIDSON COUNTY, TN.

0502250

RECEIVED FOR REFERENCE



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

RECEIVED OF _____

FOR _____

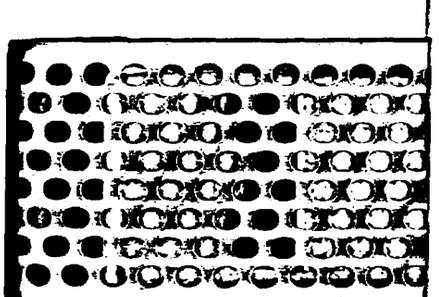
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	225000.00
CON TX	832.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	843.50
CHECK	843.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/21/98 01 12:39 0001 6068



0502250
IDENTIF. # REFERENCE

98 OCT 21 PM 12:26

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1361273