[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	MAP-PARCEL NOS.]
[Pam Arnold	[America's Wholesale]	]
[Roger Arnold	[Lender	]Map 92-13]
[7400 Harrow Drive	[4500 Park Granada	] Parcel 369]
[Nashville, TN 37221	[Calabasa, CA 91302-1613]	]

[This instrument prepared by: Robert J. Notestine, III, Attorney,
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Sear Robert Carroll, a single person (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Pam Arnold and husband, Roger Arnold, (the "Grantees"), Grantee's heirs 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. 103 on the Map of Hortense Place of record in Book 161, page 167, Register's Office for said county.

Said Lot No. 103 fronts 50 feet on the northerly side of Nevada Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Sean Robert Carroll by Final Decree of Divorce from Tina Marie Carroll of record in Book 9630, page 227, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1999 and subsequent years, easements and restrictive covenants of record.

This conveyance is subject to a plan of record in Book 161, page 167, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3314 Nevada Avenue, Nashville, TN 37209.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $27,400.00.
[Roger Arnold
[Affiant
[Subscribed and sworn to before me this
[22nd day of October, 1998.
[Joyce V. Ferrell
[Notary Public
[My Commission Expires 9/23/2002

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' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22nd day of October, 1998.

Sean Robert Carroll

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 **Sean Robert Carroll**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of October, 1998.

NOTARY PUBLIC

My Commission Expires: 9/23/2000

0503209
IDENTIF. & REFERENCE

98 OCT 23 PM 1:00
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

7086 10/23 0101 03CHECK 112.38

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

RECEIVED OF _____

FOR _____

BOOK 11167 PAGE 631

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 27400.00
				CON TX 101.38
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 112.38
				CHECK 112.38

10/23/98 01 13:02 0001 7086

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0503209
IDENTIF. # REFERENCE

98 OCT 23 PM 1:00

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

No. 1362282