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FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125.500.00

Timothy R. Sprague
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October 19 98

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy R. Sprague (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	MAP #182
6156 Pettus Road (ADDRESS)	P.O. Box 305110 (ADDRESS)	PARCEL #39
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (CITY) (STATE) (ZIP)	

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, Rodney Lloyd Bibb, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy R. Sprague, unmarried

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A rectangular shaped tract of land in the 5th Civil District of Davidson County, Tennessee, fronting 200 feet on the east side of Pettus Road and running back between parallel lines 625 feet to a creek; and being situated in the northwest corner of a tract of land conveyed to C. E. Scales and wife, Florence Scales by deed of J. R. Bess and wife, Mollie E. Bess, of record in Book 986, Page 594, Register's Office of Davidson County, Tennessee.

This tract of land is more particularly described according to a survey made by State Area Vocational Technical School which is of record in RODCT as follows:

Beginning at a point on the East side of Pettus Road Sta. 0+00; thence South 88 deg. 1 min. West 300 feet to a point marked Sta. 3+00; thence North 1 deg. 58 min. East 326 feet to a point marked Sta. 6+26; thence North 71 deg. 58 min. East 34.375 feet to a point marked Sta. 6+60.375; thence North 2 deg. 4 min. 30 sec. East 241.5 feet to a point marked Sta. 9+01.875; thence South 84 deg. 54 min. West 623 feet to a point marked Sta. 2+00 in the East side of Pettus Road; thence with the margin of said Road South 13 deg. 15 min. West

CONTINUED

unimproved ( )
This is improved (X) property, known as 6156 Pettus Road, Antioch, TN 37013
(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 my hand this 26th day of October 19 98

Rodney Lloyd Bibb
Rodney Lloyd Bibb

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FILE BOX 45

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 Rodney Lloyd Bibb, unmarried

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 26th day of October, 19 98.

Commission expires March 24, 2001

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

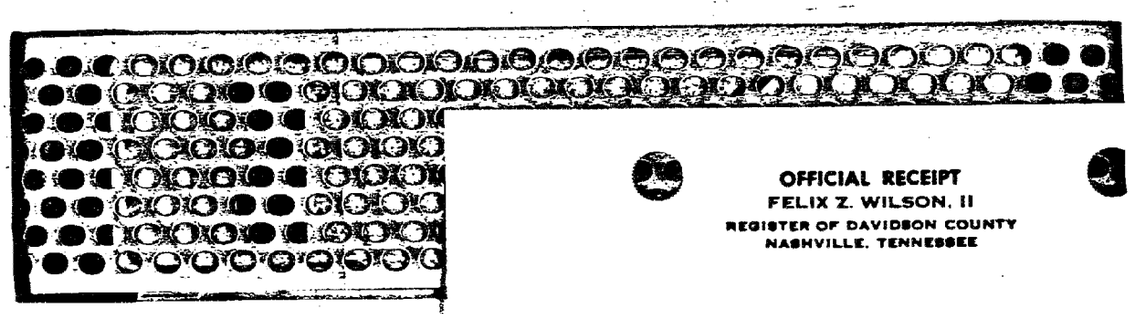
Notary Public

LEGAL DESCRIPTION CONTINUATION

200 feet to the point of beginning.

BEING the same property conveyed to Rodney Lloyd Bibb by deed from the Estate of Charles Edward Wilson by the authority of the executor, Rodney Lloyd Bibb, of record in Book 9844, Page 892, Register's Office for said County.

0504513
REFERENCE
98 OCT 27 PM 2:33
8454 10/27 0101 03CHECK 479.35



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

RECEIVED OF _____

FOR _____

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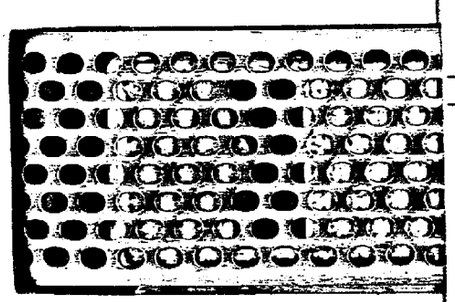
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 125500.00
CON TX 464.35
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 479.35
CHECK 479.35

10/27/98 01 14:33 0001 8454

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0504513
IDENTIFICATION REFERENCE

98 OCT 27 PM 2:33

REGISTER
DAVIDSON COUNTY, TN.

No. 136363