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PREPARED BY AND RETURN TO:

Lender's Title & Escrow LLC
783 Old Hickory Blvd. Suite 103/East
Brentwood, TN 37027
Ph. (615) 376-2261 Fax (615) 376-2265

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Abbe M. Marshall 401 Bowling Avenue #22 Nashville, TN 37205 98-1-298	North American Mortgage P.O. Box 395 Albion, New York 14411-0395

TAX MAP - PARCEL NUMBERS: 104-13-A-18 CO

WARRANTY DEED

THIS DEED, made and entered into this the 26th day of October, 1998, by and between MARENE R. MADDUX, unmarried, hereinafter known as the **GRANTOR**, and ABBE M. MARSHALL, unmarried, hereinafter known as the **GRANTEE**;

Witnesseth:

THAT FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the **GRANTOR** has bargained and sold and does hereby grant and convey unto the **GRANTEE**, their heirs and assigns, with covenants of general warranty of title, the following described property located in Davidson County, Tennessee:

BEING BUILDING SITE NO. 18 on the plan of Richmeade Place, Section I, of record in Plat Book 4860, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.

BEING THE SAME PROPERTY CONVEYED to Marene R. Maddux by Deed of record in Book 10584, page 661, said Register's Office.

This is improved property known as: 401 Bowling Avenue #22, Nashville, TN 37205

98 OCT 29 AM 9:01
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0505200

TO HAVE AND TO HOLD unto the **GRANTEE**, their heirs and assigns, forever. **AND GRANTOR**, for themselves, their heirs and assigns, do further covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties herein that all taxes for the year ending 1998 are a lien against the property currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument with the Grantee paying their prorata part thereof to the Grantor and paid as a part of this conveyance.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

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WITNESS OUR HANDS on this day and year first above written.

Grantors:

Marene R. Maddux
MARENE R. MADDUX

STATE OF TENNESSEE

9185 10/29 0101 03CHECK 843.50

SS:

COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, MARENE R. MADDUX, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 26th day of October, 1998.

My commission expires:
3/17/2002

Notary Public (Seal)

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE

SS:

COUNTY OF DAVIDSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $225,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS MY HAND AND OFFICIAL SEAL, this the 26th day of October, 1998.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 26th day of October, 1998.

My commission expires:
3/17/2002

Notary Public (Seal)

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

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
		10/29/98	01	09:01 0001 9185

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0505200
IDENTIF. ↑ REFERENCE

98 OCT 29 AM 9:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 136435