WARRANTY DEED

NOTARY PUBLIC AT LARGE

My Commission Expires SEPT. 21 [illegible]

BOOK 11186 PAGE 918

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October 19 98

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan S. Jones (NAME)	First Trust Mortgage Company (NAME)	104-8-276
1611-A 17th Avenue South (ADDRESS)	6525 Quail Hollow Road (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38120 (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, Thomas A. McAninch and wife, Tracy McAninch and Daniel A. McAninch and wife, Betty H. McAninch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ryan S. Jones and wife, Angela Childress

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:

BEING Lot No. 58-A on the Zone Lot Division of a Portion of Lot No. 58 on the Plan of O. B. Hayes Large Lots called Rokeby, of record in Plat Book 21 at page 87, as amended in Plat Book 6250 at page 444, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas A. McAninch, unmarried and Daniel A. McAninch and wife, Betty H. McAninch by deed from Bruce E. Griffith and wife, Shirlon K. Helms-Griffith of record in Book 7242, page 473, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4626, page 719, Book 5125, page 347 and Book 6250, page 444, said Register's Office.

Subject to a sewer easement of record in Book 445, page 138, said Register's Office.

Tracy McAninch herein joins to convey any and all right and interest she may have; especially her marital rights.

Thomas A. McAninch executed this instrument on behalf of Daniel A. McAninch and Betty H. McAninch pursuant to a Power of Attorney which is being placed of record currently herewith.

unimproved ( )
This is improved (X) property, known as 1611-A 17th Avenue South, Nashville, TN 37212
(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 22nd day of October, 19 98

Thomas A. McAninch

Tracy McAninch

Daniel A. McAninch
By: Thomas A. McAninch
Thomas A. McAninch, Attorney-in-fact

Betty H. McAninch
By: Thomas A. McAninch
Thomas A. McAninch, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____ 19_____ .

Commission expires _____

_____
Notary Public

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

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 Thomas A. McAninch with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Daniel A. McAninch and wife, Betty H. McAninch as their Attorney in Fact as the free act and deed of the within named Daniel A. McAninch and wife, Betty H. McAninch.

Witness my hand and official seal at Goodlettsville, Tennessee, October 22, 1998.

_____ My Commission Expires SEPT. 23, 2000
Notary Public

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 Thomas A. McAninch and wife, Tracy McAninch, the bargainor(s), with whom I am personally acquainted or 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 Goodlettsville, Tennessee, this 22nd day of October, 1998.

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:_____

MAIL ENV.

0508065

IDENTIF. & REFERENCE

98 NOV -4 AM 9:38

REGISTER DAVIDSON COUNTY TN.

2272 11/04 0101 03CHECK

658.50

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

RECEIVED OF _____

FOR _____

BOOK 11186 PAGE 920

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	175000.00
			CON TX	647.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	658.50
			CHECK	658.50
11/04/98	01	09:38 0001	2272	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0508065
IDENTIF. ↑ REFERENCE

98 NOV -4 AM 9:38

REGISTER
DAVIDSON COUNTY, TN.

No. 1367413