First Title & Escrow Co., Inc.

#15993

WARRANTY DEED

BOOK 11193 PAGE 478

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty
2000 Richard Jones Drive, #110
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CELESTE L. JULIAN (NAME)	SOUTHEASTERN MORTGAGE OF TN (NAME)	MAP 53-13
627 Brentmeadow Circle (STREET ADDRESS OR ROUTE NUMBER)	115 29th Avenue South (STREET ADDRESS)	PARCEL 105
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	FB #11D94388

FOR AND IN 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, SHIRLEY A. TRAUGHBER, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CELESTE L. JULIAN, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 32B on the Plan of Zone Lot Division Lots 32 thru 35 Phase I Kimbolton, as of record in Plat Book 6900, pages 276 thru 278, amended in Book 7577, page 553, and in Plat Book 6900, page 570, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Shirley A. Traughber by deed from Raymond L. Lacroix and wife, Jo Lynn Lacroix of record in Book 10461, page 21, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Plat Book 6900, page 570, Book 7464, page 969, amended in Book 7470, page 126, and in Book 7799, page 50; (2) Charter of record in Book 7483, page 982, re-recorded in Book 7507, page 67; and (3) All matters appearing on the Plan of record in Plat Book 6900, pages 276 thru 278, amended in Book 7577, page 553, and in Plat Book 6900, page 570, said Register's Office.

IDENTIF. & REFERENCE

98 NOV -6 AM 10:25
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

3681 11/06 0101 03CHECK 284.80

This is unimproved ( ) improved (XX) property, known as 627 Brentmeadow Circle, Madison, Tennessee 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of October, 19 98

Shirley A. Traughber
SHIRLEY A. TRAUGHBER

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHIRLEY A. TRAUGHBER with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of October, 19 98.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 19 98.

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM SHIRLEY A. TRAUGHBER

TO CELESTE L. JULIAN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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	74000.00
			CON TX	273.80
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	284.80
			CHECK	284.80
11/06/98	01		10:25 0001	3681

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0509413
IDENTIF. & REFERENCE

98 NOV -6 AM 10:25
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1368812