BOOK 11194 PAGE 35

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

Roberta L. Fichter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES: 3/24/01
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

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
Shawn P. Fichter	Southeastern Mortgage of	MAP #108-12
(NAME)	(NAME)	
1709 Elm Run Way	115 29th Avenue South	PARCEL #291
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(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, Larry Powell Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shawn P. Fichter and wife, Roberta L. Fichter

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. 103, on the Plan of First Revision, Trailwood, Section 7, of record in Plat Book 8250, Page 741, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Larry Powell Builders, Inc. by deed from Trailwood, Section 7 LLC, of record in Book 10636, Page 718, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 10413, Page 344, Register's Office for said County.

0509584
IDENTIF. ↑ REFERENCE

98 NOV -6 PM 1:19
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

This is improved ( ) unimproved ( ) property, known as 1709 Elm Run Way, Nashville, TN 37214
(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 4th day of November 19 98

Larry Powell Builders, Inc.
By: Larry W. Powell
Larry W. Powell, President

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF

BOOK 11194 PAGE 36

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 DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Larry W. Powell and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Larry Powell Builders, Inc. the within named bargainor, and corporation, and that he as such President 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 Larry W. Powell as such President, and attesting the same by the said _____ as such _____.

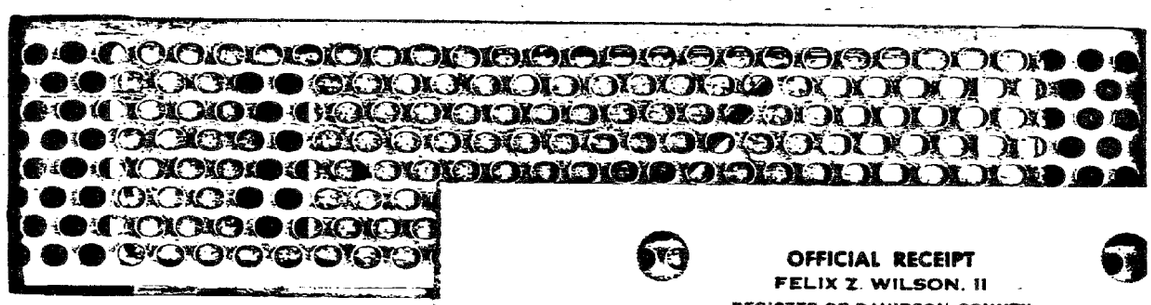
Witness my hand and official seal at office at Nashville, TN on this the 4th day of November 1998

My commission expires 3/24/01

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

3859 11/06 0101 03CHECK 52



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

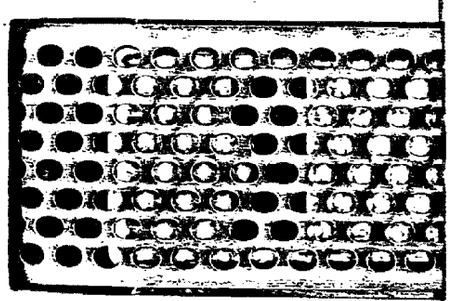
RECEIVED OF _____ BOOK 11194 PAGE 37

FOR _____

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	
				139900.00
			CON TX	517.63
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	528.63
			CHECK	528.63
		11/06/98	01	13:19 0001 3859

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0509584

IDENTIF. # REFERENCE

98 NOV -6 PM 1:19

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1368989