WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
30th DAY OF October 19 98

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN E. JENNINGS (NAME)	FIRST REPUBLIC MORTGAGE CORP. (NAME)	173-4-A-67CO
4737 AARON DRIVE (ADDRESS)	3212 WEST END AVENUE, SUITE 500 (ADDRESS)	05DX-00085
ANTIOCH, TN 37013 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37203 (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, JOSEPH ROSS AND WIFE, MICHELLE ROSS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN E. JENNINGS AND WIFE, CHERYL W. JENNINGS

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:

LAND in DAVIDSON County, Tennessee, being Lot No. 67, on the Plan of SUBDIVISION FOR PHASE 1 OF OAK HIGHLANDS, of record in Book 6900, page 431-435, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to JOSEPH ROSS AND WIFE, MICHELLE ROSS, by deed from John L. Black and wife, Nancy S. Black, of record in Book 10240, page 273, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of PHASE 1 OF OAK HIGHLANDS, as said areas are set forth and defined in Restrictions of record in Book 7350, page 24; Book 7367, page 587; and Book 8765, page 77; By-Laws of record in Book 7367, page 615 and Book 8765, page 90; and Charter of record in Book 7337, page 529 and amended in Book 8765, page 100; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

SOURCE OF DESCRIPTION: Survey dated October 06, 1998, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 4737 AARON DRIVE, 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 our hand S this 30th day of October, 19 98

JOSEPH ROSS
By: Joseph Ross by Mickie Andrews, Attorney-in-Fact
MICKIE ANDREWS, ATTORNEY-IN-FACT
MICHELLE ROSS
By: Michelle Ross by Mickie Andrews, Attorney-in-Fact
MICKIE ANDREWS, ATTORNEY-IN-FACT

*** LEGAL DESCRIPTION CONTINUATION

400 Seventh Avenue South
Nashville, TN 37203

This instrument is executed on behalf of JOSEPH ROSS AND WIFE, MICHELLE ROSS, by MICKIE ANDREWS, as their Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

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 MICKIE ANDREWS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of JOSEPH ROSS AND WIFE, MICHELLE ROSS, as their Attorney-in-Fact, as the free act and deed of the within named JOSEPH ROSS AND WIFE, MICHELLE ROSS.

WITNESS my hand and official seal at Nashville, Tennessee, this 30TH day of OCTOBER, 1998.

NOTARY PUBLIC I. DYKE TATUM

NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

MY COMMISSION EXPIRES: 05/27/2001

0511785

IDENTIF. & REFERENCE

98 NOV 12 PM 12:39

BILL GANNETT REGISTER
DAVIDSON COUNTY, TN.

6186 11/12 0101 03CHECK 492.00

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

RECEIVED OF _____

FOR _____

BOOK 11202 PAGE 349

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	130000.00
			CON TX	481.00
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	492.00
			CHECK	492.00

11/12/98 01 12:39 0001 6186

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 NOV 12 PM 12:39
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

05111785
IDENTIF. ↑ REFERENCE

No. 1371295