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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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98 NOV 16 PM 1:06
LL GARRETT REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (sk) Title No: 40415
Dav. Co. File: Box 8

BOOK 11205 PAGE 600

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James Brian Ivey Deana D. Ivey 302 Lauderdale Road Nashville, TN 37205	First Trust Mortgage Company 115 East Park Drive, Suite 110 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 103-12-292

7233 11/16 0101 03CHECK 1148.75

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 307,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carolyn N. Tune, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Brian Ivey and spouse, Deana D. Ivey,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 27 on Block D on the Map of Cherokee Park, Section 1, as of record in Book 547, pages 169 and 170, Register's Office for said County.

SAID Lot No. 27 extends 70 feet on the southwesterly side of Lauderdale Road and extends back 157.11 feet on the westerly line and 141.93 feet on the easterly line to a dead line, measuring 40 feet thereon.

BEING the same property conveyed to Mark H. Westlake, Trustee, with full power to convey without the necessity of the joinder of any beneficiary by deed from Barbara Norman of record in Book 9517, page 902, Register's office for said County. By Quitclaim Deed of record in Book 9617, page 460, said Register's Office, the said Mark H. Westlake, Trustee, with full power to convey without the necessity of the joinder of any beneficiary conveyed subject property to Carolyn N. Tune.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 547, Pages 169 & 170, said Register's Office, which Plan shows a 40 foot minimum building setback line from Cherokee Road and an easement of varying width for public utility purposes along the rear line(s) of said lot; Mortgage loan inspection by John Kohl & Co., P.C. dated October 27, 1998 discloses the garage wingwall and a portion of the asphalt drive encroaches onto the adjoining lot.

This is improved property, known as: 302 Lauderdale Road, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of November, 1998.

Carolyn N. Tune

Carolyn N. Tune

State of Tennessee
County of Davidson

On this 13th day of November, 1998, before me the undersigned authority, personally appeared **Carolyn N. Tune**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILLIAMS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 307,500.00

J. Brian Lee

Affiant

Sworn and subscribed before me on the 13th day of November, 1998.

Notary Public

My Commission Expires: CHRISTY WILLIAMS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

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

RECEIVED OF _____

FOR _____

BOOK 11205 PAGE 602

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 1148.75
				CANCEL
11/16/98	01			13:06 0001 7232
				CAMT 307500.00
				CON TX 1137.75
				PRFEE 1.00
				MDEED 8.00
				CFEE 2.00
				TOTAL 1148.75
				CHECK 1148.75
11/16/98	01			13:08 0001 7233

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0512765
IDENTIF. ↑ REFERENCE

98 NOV 16 PM 1:06

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1372316