FILE BOX 45

WARRANTY DEED

BOOK 11219 PAGE 43

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

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

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

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

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
Timothy R. Stafford (NAME)	Southeastern Mortgage of (NAME)	MAP 103-8
502 North Wilson Blvd. (ADDRESS)	115 29th Avenue South (ADDRESS)	PARCEL 258
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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, Carol Phipps, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy R. Stafford, unmarried

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 part of Lot No. 377, on the Plan of the Richland Realty Company's Division "C", of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 377 begins at a point in the easterly margin of Wilson Avenue, northwest corner of Lot 378 on said Plan and the southwest corner of said Lot No. 377; running thence with the north line of said Lot No. 378 eastwardly 118.4 feet, being the northeast corner of said Lot No. 378 and the northwest corner of Lot No. 381 on said Plan; thence northwardly 70 feet; thence westwardly parallel with the southerly line of said Lot No. 377 to the easterly margin of Wilson Avenue; thence southwardly with the easterly margin of Wilson Avenue, 50 feet to the beginning.

BEING the same property conveyed to Carol Phipps, unmarried by deed from Carol Claughton Crenshaw and husband, Michael Evan Crenshaw and John Smallwood and wife, Sue Smallwood, of record in Book 10135, Page 942, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 502 North Wilson Blvd., Nashville, TN 37205
(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 19th day of November 19 98

Carol Phipps

BOOK 11219 PAGE 44 FILE BOX 45

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carol Phipps, unmarried

the bargainor _____, 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 for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 19th day of November 1998

Commission expires 3/24/01

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 _____

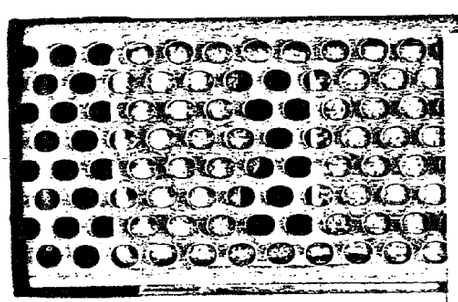
Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0516520
IDENTIF. # REFERENCE

98 NOV 24 AM 11:09
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

1246 11/24 0101 03CHECK 547-50



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

RECEIVED OF _____

FOR BOOK 11219 PAGE 45

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

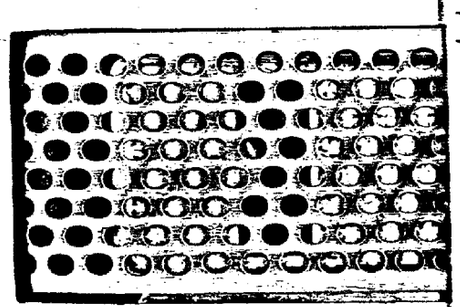
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 145000.00
CON TX 536.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 547.50
CHECK 547.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 11/24/98 02 SL 001 1246



0516520
IDENTIF. ↑ REFERENCE

98 NOV 24 AM 11:09

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1376291