WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,969.05

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES March 23, 2002

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison Street, S. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Dwayne Postma (NAME)	Nationsbanc Mortgage Corporation (NAME)	MAP 72-14
1617 Chase Avenue (ADDRESS)	P. O. Box 35140 (ADDRESS)	PARCEL 259
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Louisville, KY 40232 (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, Lorene Q. Smith Harbison and Annie E. Robertson,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dwayne Postma

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 Lots Nos. 62 and 63 on the Map of Charles O. Coggins First Addition, as of record in Book 421, Page 33, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 62 and 63 front together 100 feet on the easterly side of Chase Avenue and run back between parallel lines 156 feet to an alley.

Being the same property conveyed to Lorene Q. Smith and Annie E. Robertson, as joint tenants with right of survivorship by deed from James J. Buchanon of record in Book 5635, Page 312, Register's Office for Davidson County, Tennessee. The said Lorene Q. Smith is now known as Lorene Q. Smith Harbison.

A PART OF THE CONSIDERATION FOR THIS TRANSFER IS THE ASSUMPTION BY THE GRANTEE HEREIN OF THE UNPAID BALANCE OF AN INDEBTEDNESS HELD BY NATIONSBANC MORTGAGE CORPORATION SECURED BY A DEED OF TRUST DATED AUGUST 6, 1998, EXECUTED BY LORENE Q. SMITH AND ANNIE E. ROBERTSON OF RECORD IN BOOK 5635, PAGE 315, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE WHICH THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY.

This is ( ) unimproved (X) improved property, known as 1617 Chase Ave., Nashville, TN 37216 (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 18th day of November 19 98

Lorene Q. Smith Harbison

Annie E. Robertson

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 Lorene Q. Smith Harbison and Annie E. Robertson

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 18th day of November, 1998.

Commission expires March 23, 2002

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

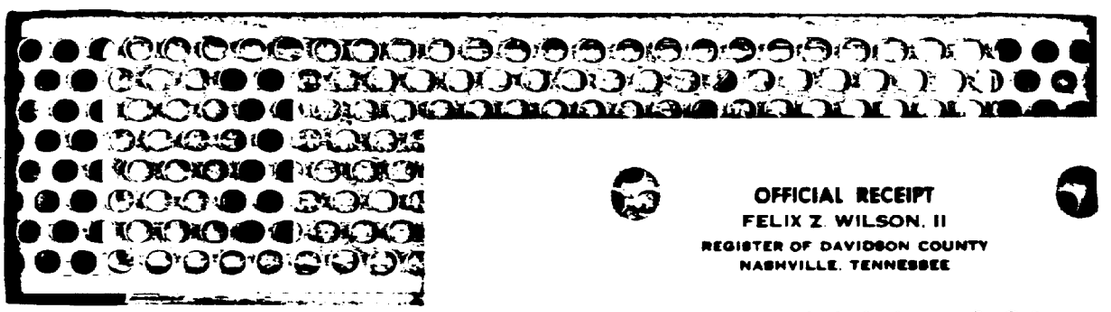
1893 11/25 0101 03CHECK 92.29

0517127

IDENTIFICATION REFERENCE

98 NOV 25 PM 2:35

WILLIAM R. MORRISS, REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 11221 PAGE 535

RECEIVED OF _____

FOR _____

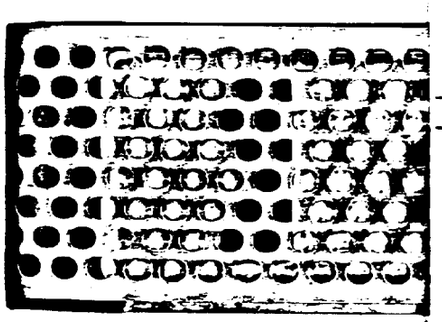
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	21969.05
CON TX	81.29
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	92.29
CHECK	92.29

11/25/98 01 14:35 0001 1893

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



05171271

IDENTIF. ↑ REFERENCE

98 NOV 25 PM 2:35

[illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1376933