After recording return to:
SETCO
5120 Virginia Way C22
Brentwood, TN 37027

WARRANTY DEED

BOOK 11230 PAGE 203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Floretta F Braden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November 19 98

Carol L. Baker
Notary Public

CAROL L. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TENN.

My Commission Expires October 9, 2000

10/9/2000

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CHARLES H. BEATY, P.C., 214 SECOND AVENUE NORTH, STE TWO, NASHVILLE, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FLORETTA F. BRADEN	AM SOUTH MORTGAGE CORPORATION	MAP 119-1
(NAME)	(NAME)	
219 Valeria Street	2050 Parkway Office Circle	PARCEL 466
(ADDRESS)	(ADDRESS)	
Nashville, TENNESSEE 37216	Birmingham, AL 35244	
(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, LORI C. MURPHY, NOW KNOWN AS LORI C. MCNEESE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FLORETTA F. BRADEN, 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:

Land in Davidson County, Tennessee, being Lot No. 35 and the easterly 13 feet of Lot no. 36 on the Map of Overhill City and W. H. Fox Subdivision of part of Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for Davdison County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lori C. Murphy, unmarried by Quitclaim Deed from Terry Lee Murphy of record in Book 10692, page 700, Register's Office for Davidson County, Tennessee. The said Lori C. Murphy is nown Known as Lori C. McNeese.

This conveyance is subject to the following:

1. **1999 Taxes and subsequent years, a lien, but not yet due and payable.**

2. **Subject to setback lines, easements, and all matters, etc., of record in Plat Book 332, page 21, said Register's Office.**

unimproved ( )
This is improved (X) property, known as 219 Valeria Street, Nashville, TENNESSEE 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 my hand this 13th day of November 19 98

Lori C. Murphy NKA Lori C. McNeese
LORI C. MURPHY, N/K/A LORI C. MCNEESE

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 LORI C. MURPHY, NOW KNOWN AS LORI C. MCNEESE

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 13th day of November 19 98.

Commission expires January 27, 2001

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ 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_____.

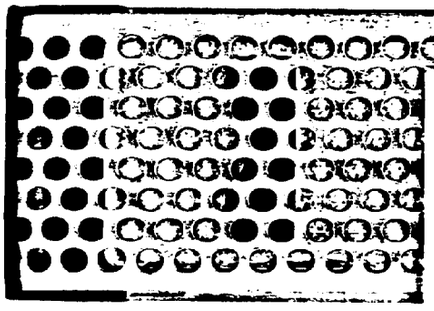
My commission expires _____

Notary Public

05/9358
IDENTIF. & REFERENCE

98 DEC -2 AM 11:05
REGISTER
DAVIDSON COUNTY, TN.

4248 12/02 0101 03CHECK 25



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

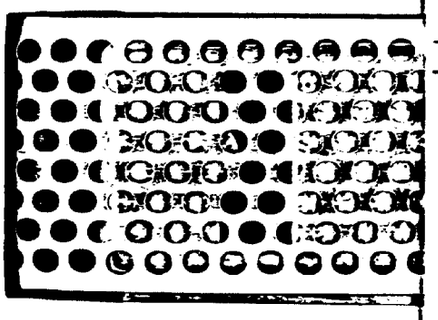
FOR _____

BOOK 11230 PAGE 205

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
			CHRT	~~69000.00~~
			CON TX	255.30
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	266.30
			CHECK	266.30

12/02/98 01 11:06 0001 4248



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0519358
IDENTIF. # REFERENCE

98 DEC -2 AM 11:05

REGISTER
DAVIDSON COUNTY, TN.

No. 1379273