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Prepared by:
Amy Cross Nance
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $62,000.00

Affiant

Subscribed and sworn to before me, this 30th day of November 1998.

Notary Public
My commission expires: 05/08/99

Address of New Owner:	Send Tax Bills to:	Tax Information
Steve Hall	Ameriquest	73-07-0/219
2206 B Cabin Hill	1100 Town & Country Rd	
Nashville TN 37027-0	Orange, CA 92866	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Two Rivers Duplexes hereinafter referred to a Grantor(s), have bargained and sold, and do hereby transfer and convey Steve Hall and wife Daisy Hall hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

Being Lot No. 48B on the plan of Zone Lot Division Lots 44, 46, 47, 48, 49, 50, 51, 52, & 53 Section Three Cabin Hill Subdivision as of Record in Book 6250 page 361 which amends plat of record in Book 5200, page 713, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Two Rivers Duplexes, a joint venture by deed from Cabin Hill Associates of record in Book 6245, page 155, Register's office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 1999 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of record in Book 5200, page 713 and amended in Book 6250, page 361 3) Restrictions of record in Book 6430, page 509 4) Rights of tenants of unrecorded leases

This property is improved property known as 2206 B Cabin Hill, Nashville, Tennessee 37027-0

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

98 DEC -4 AM 9:21
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0520707
IDENTIF. ↑ REFERENCE

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 30 day of November, 1998.

Two Rivers Duplexes

By: _____
Frank Ghertner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Frank Ghertner, with whom I am personally acquainted, and who acknowledged himself to be the Manag Partner of Two River Duplexes, a Tennessee joint venture, the within named bargainor, and as such Manag Partner being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Two River Duplexes.

Witness my hand, at office, this 30 day of November, 1998.

_____
Notary Public

My Commission expires: 5/3/97



5647 12/04 0101 03CHECK 240.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	~~62000.00~~
			CON TX	229.40
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	240.40
			CHECK	240.40

12/04/98 01 09:22 0001 5647

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0520707
IDENTIF. # REFERENCE

98 DEC -4 AM 9:2[illegible]

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

No. 1380654