THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

BOOK 11260 PAGE 880

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Wayne Stevens, Trustee PO Box 8 Greenbrier, Tn. 37073	Same as New Owner	Map 60, Group 1 Parcel 77

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BETTY L. WILSON a/k/a BETTY LOUISE HUFFINES, joined by her husband, BRUCE D. HUFFINES, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto WAYNE STEVENS, TRUSTEE, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 76 on the Plan of Aldrich Heights Subdivision, Section III, as of record in Book 2663, page 49, Register's Office for said County.

SAID Lot No. 76 fronts 97.5 feet on the northerly side of Cornish Drive and runs back 265.1 feet on the westerly line and 263.9 feet on the easterly line to a broken line in the rear on which it measures 131.87 feet.

BEING the same property conveyed to Betty L. Wilson by quitclaim deed from Commerce Union Bank of record in Book 6133, page 565, Register's Office for Davidson County, Tennessee. The said Betty L. Wilson is now married to Bruce D. Huffines and is now known as Betty Louise Huffines.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 431 Cornish Drive, Nashville, TN 37207.

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, his heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except for:

1. 1998 real property taxes, which are a lien but not yet due and payable, and which will be paid in full by the Escrow Closing Attorney, at closing.

2. Subject to easement for sanitary sewers and/or storm drainage of record in Book 6861, page 734, said Register's Office.

3. Subject to any and all matters as shown on the Plan of record in Book 2263, page 49, said Register's Office.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Joinder of Spouse: BRUCE D. HUFFINES, husband of BETTY L. WILSON a/k/a BETTY LOUISE HUFFINES, joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on day and date last acknowledged below.

"GRANTORS"

Betty L. Wilson
Betty Louise Huffines
BETTY L. WILSON
a/k/a BETTY LOUISE HUFFINES

Bruce D. Huffines
BRUCE D. HUFFINES

"GRANTEE"

Wayne Stevens Trustee
WAYNE STEVENS, TRUSTEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY L. WILSON a/k/a BETTY LOUISE HUFFINES and husband, BRUCE D. HUFFINES, and WAYNE STEVENS, TRUSTEE, 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, at office, this the 16th day of December, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $53,600.00.

Affiant

Sworn to and subscribed before me, this the 16th day of December, 1998.

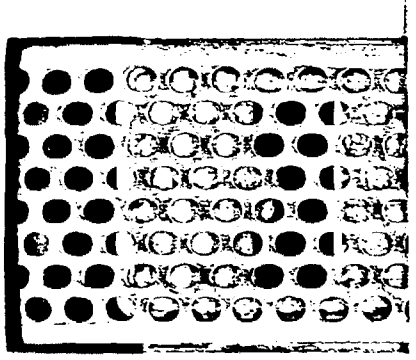
Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISS ON EXPIRES
DECEMBER 6, 2001

98 DEC 21 AM 11:14
REGISTER
DAVIDSON COUNTY, TN.

052754 3
IDENTIF. & REFERENCE

2974 12/21 0101 03CHECK 209.32



OFFICIAL RECEIPT

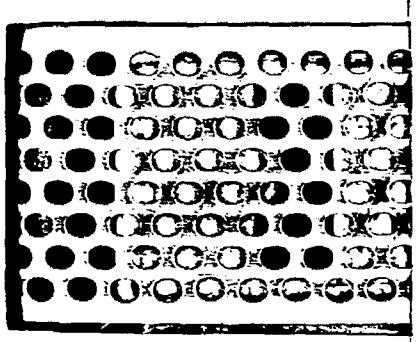
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11260 PAGE 882

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE



0527543
IDENTIF. & REFERENCE

98 DEC 21 AM 11:14
REGISTER
DAVIDSON COUNTY, TN.

CAMT	53600.00
CON TX	198.32
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	209.32
CHECK	209.32

12/21/98 01 11:12 0001 2974

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402414