This Instrument Prepared By:
D.W. McMACKIN
5200 MARYLAND WAY SUITE 105
BRENTWOOD, TN 37027

Map & Parcel: #42-10-B-33

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Name/Address New Owner:
James B. Doran and Laura A. Doran
422 Belle Pointe Drive, Nashville, TN 37221

Send Tax Statements To:
Citicorp, FSB
12855 North Outer Forty Drive
St. Louis, MO 63141

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Cindy C. Morse** , have bargained and sold and by these presents does transfer and convey unto **James B. Doran and wife, Laura A. Doran** , their heirs and assigns forever, the following described property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 33 on the plan of "Phase I", Belle Pointe of record in Book 6250, page 500 and 501, Register's Office for Davidson County.

Being the same property conveyed to Cindy C. Morse by quitclaim deed from James M. Morse of record in Book 9384, page 420, same Register's Office.

The description contained herein is identical to the description contained in the previous deed of record.

This conveyance is subject to all matters as shown on the plan of record in Book 6250, page 500 and 501, said Register's Office, and to restrictive covenants contained in Book 6689, page 772; Book 6702, page 409; Book 6774, page 774, and Book 6862, page 292, said Register's Office; to the By-laws of record in Book 6689, page 783, Book 7409, page 224, Book 7851, page 215, Book 8016, page 858, Book 9319, page 443, and Charter of record in Book 6762, page 261, said Register's Office; and further subject to any and all zoning regulations, easements and minimum building setback lines of record in said Register's Office.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the **29th** day of **December, 1998.**

Cindy C Morse
Cindy C. Morse

0532124
IDENTIF. & REFERENCE

99 JAN -4 AM 11:11

[illegible] REGISTER
DAVIDSON COUNTY, TN.

680.70 0101 03CHECK 01/04 0101 7864

INDIVIDUAL)
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned a Notary Public of said County and State, **Cindy C. Morse, a single woman** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of **December, 1998.**

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

My Commission Expires 7-27-2002

I, or we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$181,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of **December, 1998**

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires:

My Commission Expires 7-27-2002

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

99 JAN -4 AM 11:11

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0532124

IDENTIF. & REFERENCE

				CAMT
				181000.00
			CON TX	669.70
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	680.70
			CHECK	680.70
01/04/99	01	11:08	0001	7864

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1407263