WARRANTY DEED
(CORPORATE FORM)

THIS INSTRUMENT PREPARED BY:	MAILTAX BILLS TO: (New Owner)	MAP PARCEL NUMBERS
Ingrid Hargrave 16969 Von Karman Suite 150 Irvine, CA 92606	Republic Mortgage Insurance Company 190 Oak Plaza Blvd. Winston-Salem, NC 27105 RMIC # 9509007006 Union Planters # 0004082293	141-15-0-D 161.00CO

THIS INDENTURE, made and entered into this 18th day of Febuary,1999 by and between

Union Planters National Bank, a National Association

a corporation organized and existing under and by virtue of the laws of the State of Tennessee party of the first part, and

Republic Mortgage Insurance Company

party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, the County of Davidson, State of Tennessee.

Land in Davidson County,Tennessee, being Lot No. 161 on the Plan of Phase III-C, "Sheffield" on the Harpeth, of record in Book 7900, Page 591, Register's Office for said County, reference to which is hereby made for more complete and accurate description.

TO HAVE AND TO HOLD The aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same: that the same unencumbered.

And that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

ATTEST:

Susan Hedgepeth

Susan Hedgepeth, Asst. Secretary

By: _____

Jeff Burress, Asst. Vice President

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, Gloria Hudson, a Notary Public of said State and County aforesaid, personally appeared Jeff Burress, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself (or herself) to be Asst. Vice-President of the Union Planters Bank, N.A., the within named bargainor, a corporation, and that he as such Asst. Vice-President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as Asst. Vice-President.

WITNESS my hand and seal, at office in Cordova, Tennessee, this the 24th day of February, 19 99.

Gloria L. Hudson

Notary Public

My Commission Expires 14th day of November, 19 99.

Maximum principal indebtedness for Tennessee recording tax purposes is $ 204,153.78

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING O
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVE

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 $ 204,153.78, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

PROPERTY ADDRESS:
8189 Londonberry Rd., Nashville, TN 37221

Affiant

Subscribed and sworn to before me this

24th day of February, 1999.

NOTARY PUBLIC

My commission expires: My Commission Expires November 14, 1999

05569

IDENTIFICATION REFERENCE

99 MAR -5 AM 9:25

BILL GARRETT
REGISTER
DAVIDSON COUNTY, TN.

4222 03/05 0101 03CHECK 766-37

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11370** PG. **43**

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

0556989
IDENTIF. ↑ REFERENCE

99 MAR -5 AM 9:25

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	204153.78
CON TX	755.37
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	766.37
CHECK	766.37

03/05/99 01 09:23 0001 4222

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1433393