WARRANTY DEED

BOOK 11452 PG. 695

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 281,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF April 19 99

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS M. BRAGG, JR. (NAME)	FIRST REPUBLIC MORTGAGE CORP. (NAME)	155-8-C-220CO
6657 AUTUMNWOOD DRIVE (ADDRESS)	3212 WEST END AVENUE, SUITE 500 (ADDRESS)	09D-80466
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37203 (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, JEFFREY ALLEN ZABO AND WIFE, STEPHANIE PAIGE BUCHANAN ZABO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS M. BRAGG, JR., 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. 220, on the Plan of POPLAR CREEK ESTATES, PHASE TWO (2), A PLANNED UNIT DEVELOPMENT, of record in Plat Book 6900, pages 339 through 347, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to JEFFREY ALLEN ZABO AND WIFE, STEPHANIE PAIGE BUCHANAN ZABO, by deed from William C. Demetree and Lee Chira, of record in Book 8660, page 827, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Poplar Creek Estates, Phase Two (2), A PLANNED UNIT DEVELOPMENT, as said areas are set forth and defined in Restrictions of record in Book 9472, page 824 and Charter of record in Book 7120, page 125; Register's Office for DAVIDSON County, Tennessee.

This instrument is executed on behalf of JEFFREY ALLEN ZABO AND WIFE, STEPHANIE PAIGE BUCHANAN ZABO, by JOAN COTHRAN, as their Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 6657 AUTUMNWOOD DRIVE, NASHVILLE, TN 37221
(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 our hand s this 28th day of April 19 99

JEFFREY ALLEN ZABO
By: Jeffrey Allen Zabo By Joan Cothran
JOAN COTHRAN, ATTORNEY-IN-FACT

STEPHANIE PAIGE BUCHANAN ZABO
By: Stephanie Paige Buchanan Zabo By Joan Cothran
JOAN COTHRAN, ATTORNEY-IN-FACT

*** LEGAL DESCRIPTION CONTINUATION

SOURCE OF DESCRIPTION: Survey dated April 23, 1999, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

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 JOAN COTHRAN, 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 on behalf of JEFFREY ALLEN ZABO AND WIFE, STEPHANIE PAIGE BUCHANAN ZABO, as their Attorney-in-Fact, as the free act and deed of the within named JEFFREY ALLEN ZABO AND WIFE, STEPHANIE PAIGE BUCHANAN ZABO.

WITNESS my hand and official seal at Nashville, Tennessee, this 28TH day of APRIL, 1999.

NOTARY PUBLIC I. DYKE TATUM

MY COMMISSION EXPIRES: 05/27/2001

0580040

IDENTIFICATION REFERENCE

99 APR 29 AM 9:07

BILL GARNETT, REGISTER
DAVIDSON COUNTY, TN.

RECEIPT TO 62/40 9698

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11452 PG. 697

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

0580040

IDENTIFICATION & REFERENCE

99 APR 29 AM 9:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	181500.00
CON TX	671.55
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	682.55
CHECK	682.55

04/25/99 01 09:10 0001 8696

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1478612