THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16755
File 16755

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $222,250.00

Carter Dawson
Affiant

Subscribed and sworn to before me, this 31st day of August 1999.

Notary Public

My Commission Expires: 5/18/99

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS CHRISTOPHER DAWSON	RESOURCE ONE MORTGAGE GROUP	Map 130-1
120 Lincoln Court	10543 North Glenstone Place	Par 64
Nashville, Tennessee 37205	Baton Rouse, LA 70810	F.B. 7DZ29410

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, PATRICK F. LUBY AND WIFE, CHRISTINE B. LUBY ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CHRISTOPHER DAWSON AND WIFE, CARTER DAWSON ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 120 Lincoln Court, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 1999.

PATRICK F. LUBY

Christine B. Luby
CHRISTINE B. LUBY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, PATRICK F. LUBY AND WIFE, CHRISTINE B. LUBY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August 1999.

My Commission Expires: 5/18/99

Notary Public

WARDEED

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 27, 28 and 29 Block 2 on the Plan of The Courts of Bellemeade, as of record in Plat Book 547, page 141, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Patrick F. Luby and Christine B. Luby by deed from James L. Adrian and Harriet Adrian of record in Book 9174, page 357, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 547, page 141, said Register's Office.

5393 09/07 0101 03CHECK 833.33

06329981

RECORDING # REFERENCE

99 SEP -7 PM 1:15

ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11652 PAGE 236

0632998

INDEXING REFERENCE

99 SEP -7 PM 1:15

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT	
				222250.00
			CON TX	822.33
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	833.33
			CHECK	833.33
09/07/99	01	13:15	0001	5393

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1513409