BOOK 10357 PG 271

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER:
Mark R. Kaplan
128 Clearlake Dr.
Nashville, Tennessee 37217

SEND TAX BILL:
Union Planters National Bank
P.O. Box 3137
Memphis, TN 38173

MORTGAGEE:
Union Planters National Bank
P.O. Box 3137
Memphis, TN 38173

MAP AND PARCEL:

MAP	136
GROUP	7
PARCEL	115

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James B. Tune and wife, Judith E. Tune, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mark R. Kaplan, hereinafter called the Grantee, his 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. 182 on the Plan of Priest Lake Park, Section 4, of record in Book 4460, pages 15, 16, & 17, said Register's Office.

Being the same property conveyed to James B. Tune and wife, Judith E. Tune by deed from Russell M. Finnegan and wife Natalie J. Finnegan of record in Book 7183, page 82, Register's Office for Davidson County, Tennessee.

This is improved property known as 128 Clearlake Dr., Nashville, TN 37217.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1997 and subsequent years.

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mark R. Kaplan, his heirs and assigns, forever; and we, James B. Tune and wife, Judith E. Tune 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 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 17th day of February, 1997.

James B. Tune

Judith E. Tune

0275658
IDENTIF. & REFERENCE

97 FEB 24 AM 11:06
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James B. Tune and wife, Judith E. Tune, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal this the 17th day of February, 1997.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/24/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 135,000.00.

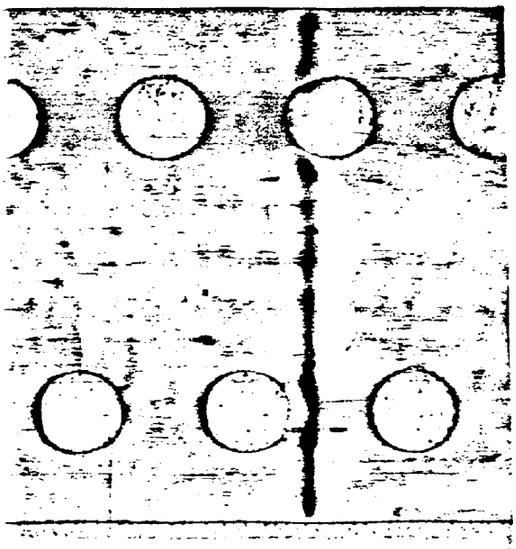
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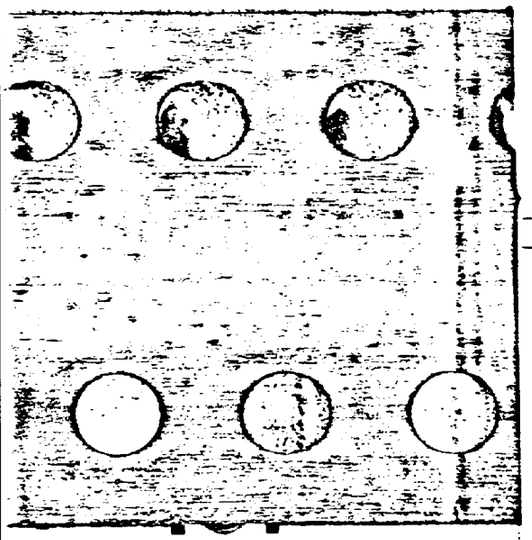
Subscribed and sworn to before me this 17th day of February, 1997.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/24/97





OFFICIAL RECEIPT

FELIX Z. WILSON, II

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
135000.00
CON TX 499.50
PRFEE 1.00
WDEED 8.00
TOTAL 508.50
CHECK 508.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/24/97 01 11:14 0001 9175

0275658
IDENTIF. ↑ REFERENCE

97 FEB 24 AM 11:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1119568