BOOK 10471 PG 244

WARRANTY DEED

Address New Owner:
Rick Alter
1018 17th Ave., South, #12
Nashville, TN 37212

Send Tax Bills To:
Rick Alter
1018 17th Ave., South, #12
Nashville, TN 37212

Map-Parcel #:
104-4D-6

For and in consideration of the sum of Eighty-Five Thousand Dollars ($85,000.00), I have bargained and sold, and by these presents do transfer and convey unto the said Rick Alter, heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Unit No. 10 (1018 17th Avenue South) on the plan of Lincoln Court Homeowners Association as described in Master Deed of record in Book 6942, page 585, Register's Office for Davidson County, Tennessee, a plat of same being attached as Exhibit "C" thereto as amended by First Amendment to Master Deed of record in Book 7357, page 854, Register's Office of Davidson County, Tennessee, to which reference is made.
>
> Being the same property conveyed to Mahlon Johnson by deed from Maxie H. Anglea and husband, James C. Anglea, of record in Book 8371, page 814, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record, including, but not limited to, terms, conditions, easements, rights and liens as set forth in the Master Deed Book 6942, page 585, Book 7357, page 854, and the bylaws appended thereto, the charter of Lincoln Court Homeowners Association of record in Book 6950, page 954, Register's Office for Davidson County, Tennessee, and utility easements recorded at Book 4577, page 599, said Register's Office.

This is improved property, known as 1018 17th Avenue South, Unit #10, Nashville, Tennessee 37212.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Mahlon Johnson, M.D., heirs and assigns, forever. And I do covenant with the said Rick Alter that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as stated above.

And I do further covenant and bind my heirs and representatives to warrant and forever defend the title to said land to the said Rick Alter, heirs and assigns, against the lawful claims or all persons whomsoever.

Witness my hand this 28th day of May, 1997.

Mahlon Johnson, M.D.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth J Baker, a Notary Public in and for said County and State, the within named Mahlon Johnson, M.D., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 28th day of May, 1997.

Notary Public

My Commission Expires MAR. 24, 2001

My Commission Expires:_____

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn before me,
this 28th day of May, 1997.

Notary Public

My Commission Expires MAR. 24, 2001

My Commission Expires:_____

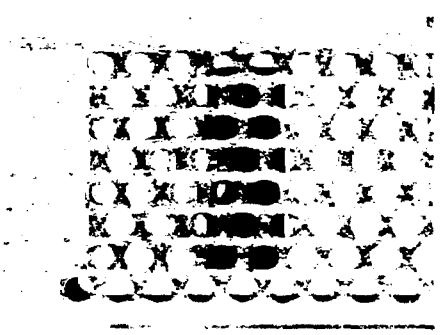
6493 05/29 0101 03CHECK 323.50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
97 MAY 29 PM 3:27

0309846

IDENTIF. & REFERENCE

Instrument prepared by:
David Stead
Cornelius & Collins
2700 Nashville City Center - 511 Union Str.
Nashville, Tennessee 37219



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10471 PG 245

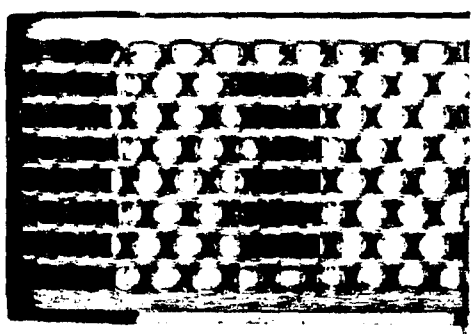
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50

05/29/97 01 15:35 0001 6493

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0309846
IDENTIF. ↑ REFERENCE

97 MAY 29 PM 3:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1156454