THIS INSTRUMENT PREPARED BY:
Darryl Annett
777 S. Wadsworth I-205
Lakewood, CO 80226

BOOK 10479 PG 543

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $95,000.00

Affiant

Notary Public

My commission expires 11/22/97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS DEED, Made this 28TH day of MAY, 1997, between R. Eric Gleason, Trustee, with full power to sell without joinder of any beneficiary

of the *County of JEFFERSON and State of Colorado grantor(s), and

PETER MOLLICA, Married

whose legal address is 1408 Gartland Ave. Nashville, Tn 37206

of the County of DAVIDSON and State of TENNESSEE grantees:

WITNESS, that the grantor(s), for and in consideration of the sum of NINETY FIVE THOUSAND ($95,000.00) DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property together with improvements, if any, situate, lying and being in the County of DAVIDSON and State of TENNESSEE described as follows:

SEE EXHIBIT "A"

also known by street and number as 1410 GARTLAND AVE, NASHVILLE, TN 37206

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor(s), for HIMSELF, HIS heirs and personal representatives do COVENANT, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensealing and delivery of these presents well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except NONE

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

X R Eric Gleason
TRUSTEE

STATE OF COLORADO
County of JEFFERSON } ss.

The foregoing instrument was acknowledged before me this 28TH day of MAY, 1997, by R Eric Gleason as Trustee

My commission expires 4-12-2000. Witness my hand and official seal

Notary Public

NOTARY PUBLIC STATE OF COLORADO

98038 06/04 0101 03:CHECK

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

R40-50

EXHIBIT "A"

BOOK 10479 PG 541

LEGAL DESCRIPTION

1410 Gartland Avenue
Nashville, Tennessee

BEING Lot No. 83 on the Plan of the Subdivision of the A.V.S. Lindsley 29-acre tract of record in Book 57, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

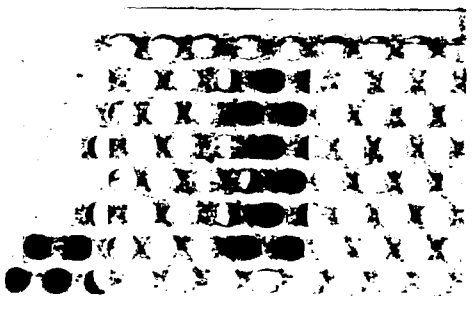
BEING the same property conveyed to R. Eric Gleason, Trustee, with full power to sell without joinder of any beneficiary, by Quitclaim Deed from Lynnette M. Lamendola, unmarried, of record in Book 10479, page 541, Register's Office for Davidson County, Tennessee.

03111948

IDENTIFICATION REFERENCE

97 JUN -4 PM 12:58

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10479 PG 545

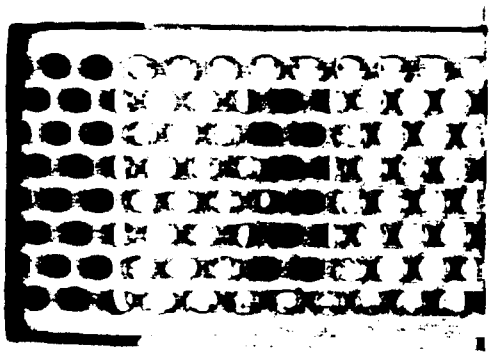
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 8.00
TOTAL 360.50
CHECK 360.50

06/04/97 01 13:02 0001 8738

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03119 48

IDENTIF. # REFERENCE

97 JUN -4 PM 12:58

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1158663