Box 33-B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Janean Lonsdorf, married 308 Belmere Place Nashville, TN 37215	NEW OWNER	Map 157-08-0-A Parcel 046.00

This instrument prepared by: J. E. Spruill, Attorney,
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

BOOK 10573 PG 607

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Sallie Talley, as Trustee for Sarah E. Talley, under Irrevocable Trust Agreement entered December 30, 1988, and amended September 30, 1989, between George T. Hicks and wife, Sallie R. Hicks, and Sallie Talley, Trustee, with full power under the Trust to sell, convey, lease, or mortgage without the joinder of any beneficiary and Robin Porter Dahl (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Janean Lonsdorf, married (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Lot 46 of Middleton, a Residential Planned Unit Development, 3rd Revision recorded on May 16, 1989, of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee; superseding Middleton, a Residential Planned Unit Development, 2nd Revision recorded on March 29, 1987, of record in Book 6900, page 257, Register's Office for said County.

Being the same property in which a One-Half (½) undivided interest was conveyed to Robin Porter Dahl, individually by Quitclaim Deed from Robin Porter Dahl, as Trustee under the Sallie R. Hicks Educational Trust for Russell McClain Porter of record in Book 10573, **Page** 605, **Register's Office for Davidson County, Tennessee.**

And further being the same property in which a One-Half (½) undivided interest was conveyed to Sallie Talley, as Trustee for Sarah E. Talley, under Irrevocable Trust Agreement entered December 30, 1988, and amended September 30, 1989, between George T. Hicks and wife, Sallie R. Hicks, and Sallie Talley, Trustee, by Quitclaim Deed from George T. Hicks and wife, Sallie R. Hicks, of record in Book 8588, page 612, Register's Office for said County.

And further being a portion of the same property conveyed to George T. Hicks by Installment Deed from Edith R. Weisiger and husband, Felix M. Weisiger, and B. Roy Kennedy, Jr. and wife, Mae W. Kennedy, of record in Book 5968, page 36, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is made subject to taxes for the year 1997, any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property and restrictive covenants of record in Book 6522, page 212; Book 7113, page 345, and Book 9816, page 844, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as Lot 46, Middleton Subdivision, Nashville, Tennessee.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $110,000.00.
[
[Affiant
[Subscribed and sworn to before me this
[15 day of August, 1997.
[
[Notary Public
[My Commission Expires 10-12-99

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15 day of August, 1997.

Robin Porter Dahl

Sallie Talley, Trustee

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 Robin Porter Dahl, the bargainor, 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 for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15 day of August, 1997.

Notary Public

My Commission Expires: 10-12-99

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sallie Talley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee for Sarah E. Talley, under Irrevocable Trust Agreement entered December 30, 1988, and amended September 30, 1989, between George T. Hicks and wife, Sallie R. Hicks, and Sallie Talley, Trustee, with full power under the Trust to sell, convey, lease, or mortgage without the joinder of any beneficiary, the within named bargainor, and she as such Trustee executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15 day of August, 1997.

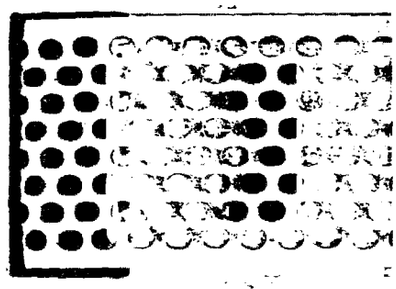
Notary Public

My Commission Expires: 10-12-99

8338 08/19 0101 03CHECK 420.00

0338958
IDENTIF. # REFERENCE

97 AUG 19 AM 11:19
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10573 PG 610

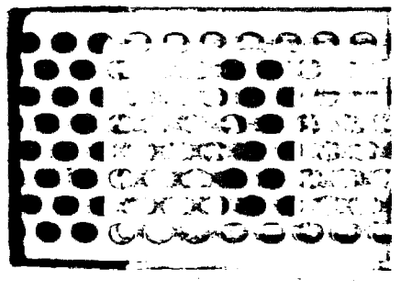
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAsH

	110000.00
CON TX	407.00
PRFEE	1.00
WDEED	12.00
TOTAL	420.00
CHECK	420.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 0001 8338



0338958
IDENTIF. & REFERENCE

97 AUG 19 AM 11:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1187886