Box 37
LL

BOOK 10609 PG 212

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Carlton E. Steger and wife, Brenda Steger 2518 Santi Avenue Nashville, TN	81-10-104	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, The Nashville Homestead Corporation, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Carlton E. Steger and wife, Brenda Steger (the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property").

Land in Davidson County, Tennessee, being Lot No. 23 on the Map of Cobb's Subdivision of Lot 6 of the Harding Bosley Property of record in Book 161, page 155, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 50 feet on the northerly side of Santi Street formerly Rose Street, formerly Yarbrough Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to The Nashville Homestead Corporation by deed of record in Book 10609, page 211, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters listed on Exhibit A attached hereto and incorporated herein by reference.

This is unimproved property, located at 2518 Santi Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees Grantees' heirs and assigns, forever.

Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $7,500.00.

Carlton E Steger
Affiant

Subscribed and sworn to before me this 12 day of September, 1997.

Loretta B. Ramsey
Notary Public
My Commission Expires: 5/28/98

NOTARY PUBLIC

0435383.01
063258-006 09/09/97

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

Grantees assume responsibility for payment of real property taxes from and after the date hereof.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 12 day of September, 1997.

THE NASHVILLE HOMESTEAD CORPORATION

By: Loretta Owens

Title: Director, NHF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Kane, Notary Public, Loretta Owens, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained and who further acknowledged that she is Director of The Nashville Homestead Corporation, and is authorized to execute this instrument on behalf of The Nashville Homestead Corporation.

WITNESS my hand, at office, this 12 day of September, 1997.

Loretta B. Kane
Notary Public
My Commission Expires: 5/23/98

0435383.01
063258-006 09/09/97

EXHIBIT A

BOOK 10609 PG 214

1. Matters shown on Map of Cobb's Subdivisin of Lot 6 of the Harding Bosley Property of record in Book 161, page 155, Register's Office for Davidson County, Tennessee.

8790 09/15 0101 03CHECK 40.75

0348692
IDENTIFICATION REFERENCE

97 SEP 15 PM 2:43

REGISTER
DAVIDSON COUNTY, TN.

0435383.01
063258-006 09/09/97

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

RECEIVED OF _____

FOR _____

BOOK 10609 PG 215

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
				MAMT 7500.00
				MOR TX 27.75
				PRFEE 1.00
				TDEED 12.00
				TOTAL 40.75
				CHECK 40.75
09/15/97	01			14:45 0001 8790
				VOID
				MAMT 7500.00
				VOID
				MOR TX 27.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

				TDEED 12.00
				CAMT 7500.00
				CON TX 27.75
				WDEED 12.00
				TOTAL 0.00
				CHECK 0.00
09/15/97	01			14:46 0001 8791

97 SEP 15 PM 2:43

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

03 48692

IDENTIF. & REFERENCE

No. 1198224