PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10759 PG 731

W & I Ref: (sk) Title No: 39190
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Phillip I. Levitan Susan Levitan 2828 Old Hicory Blvd., Apt 510 Nashville, TN 37221	First American National Bank First American Center Nashville, TN 37221-1701

TAX MAP-PARCEL NUMBERS: 141-40

WARRANTY DEED

(Corporate)

2749 01/16 0101 03CHECK 342.00

FOR AND IN CONSIDERATION of the sum of **$ 90,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scenic River Farms, Inc.,** a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Phillip I. Levitan and spouse, Susan Levitan,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of Scenic River Farms of record in Plat Book 9700, Pages 553 and 554, to which plan reference is hereby made for a more complete description thereof.

BEING part of the same property conveyed to Heart-Felt Greetings, Inc., a Tennessee Corporation by deed from the estate of Ida Mae Peach Hughes by Josephine Daughterty, Executrix of record in Book 8719, Page 446, Register's Office for said County. By Quitclaim Deed of record in Book 9699, Page 833, said register's Office, the said Heart-Felt Greetings, Inc., a Tennessee Corporation conveyed their interest in subject property to Scenic River Farms, Inc.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 9573, Page 945, said Register's Office, and to the matters set forth in the referenced Plan of record.

This conveyance is subject to Right of Way for ingress and egress to a public road of record in Book 8719, Page 446; Grant of Transmission Line to the United States of America of record in Book 4259, Page 649, said Register's Office; Landscape Agreement of record in Book 10744, Page 855, said Register's Office; Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County of record in Book 9545, Page 58, said Register's Office; Restriction against further subdivision of property without Planning and Zoning approval as set forth in Book 9244, Page 778, said Register's Office; Easement Agreement for access, utility easement and common area for lots known as Scenic River Farms of record in Book 10267, Page 986, said Register's Office; Easement for the flow of the Harpeth River.

This is unimproved property, known as: 9 Scenic River Drive, Nashville, TN 37221

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

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GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of January 1998.

Scenic River Farms, Inc.

James Ed Smith Pres.

By: Ed Smith
Title: President

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared James Ed Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of Scenic River Farms, Inc., the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 15th day of January, 1998.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

My Commission Expires: _____

State of Tennessee
County of Davidson

98 JAN 16 AM 9:16
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE
03907847

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 90,000.00

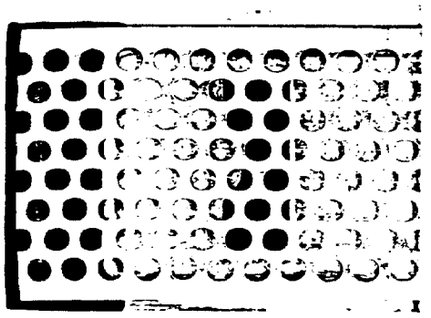
Affiant

Sworn and subscribed before me on the 15th day of January, 1998.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

My Commission Expires: _____



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

RECEIVED OF _____

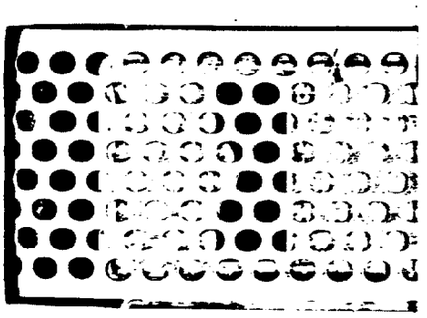
FOR _____

BOOK 10759 PG 733

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 8.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 342.00
CHECK 342.00
01/16/98 01 11:23 0001 2749



0390784
IDENTIF. ↑ REFERENCE

98 JAN 16 AM 11:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1243386