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THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 18,000.00

Affiant

Subscribed and sworn to before me, this 27th day of January 1998

Notary Public

My Commission Expires: 9-29-2001

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

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
FELIX WOODS 2820 & 2822 Buena Vista Pike Nashville, Tennessee 37218	SAME	MAP 70-2 PARCELS 29 & 87

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTEEN THOUSAND AND NO/100---------- ($ 18,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, HENRY HILL, JR. AND WIFE, MARY E. HILL hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto FELIX WOODS AND WIFE, AGNES WOODS hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:

BEING Lot No. 1 of the Henry Hill, Jr. etux, Mary Property Subdivision of record in Book 8250, page 530, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

TRACT II:

BEING Lot No. 2 of the Henry Hill, Jr. etux, Mary Property Subdivision of record in Book 8250, page 530, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Tracts I and II being part of the same property conveyed to Henry Hill, Jr. and wife, Mary E. Hill, by deed from John K. Wright and wife, Norma Jeanne Wright of record in Book 9731, page 986, Register's Office for Davidson County, Tennessee.

This is improved property known as 2820 & 2822 Buena Vista Pike, Nashville, Tennessee 37218

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

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Henry Hill, Jr. etux, Mary Property Subdivision of record in Book 8250, page 530, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 27th day of January, 19 98.

Henry Hill, Jr.
HENRY HILL, JR.

Mary E. Hill
MARY E. HILL

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 HENRY HILL, JR. AND WIFE, MARY E. HILL, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of January, 19 98.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

6632 01/28 0101 03CHECK 75.60

98 JAN 28 AM 10:10

IDENTIFICATION REFERENCE

03914373

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 18000.00
CON TX 66.60
PRFEE 1.00
WDEED 8.00
TOTAL 75.60
CHECK 75.60

01/28/98 01 10:10 0001 6632

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 JAN 28 AM 10:10

0394373

IDENTIFICATION REFERENCE

No. 1247223