BOOK 10779 PG 327

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 $ 220,000.00

Affiant

Subscribed and sworn to before me, this 26th day of January 1998

Notary Public

My Commission Expires: 9-24-2001

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

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
BANCROFT O'QUINN, JR. 1133 Battery Lane Nashville, Tennessee 37220	SAME	MAP 131-13 PARCEL 100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY THOUSAND AND NO/100------ ($ 220,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, ____, THE ESTATE OF RUTH P. CALAHAN

hereinafter called the Grantor has bargained and sold, and by these presents do transfer and convey unto BANCROFT O'QUINN, JR., unmarried

hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

8882 02/03 0101 03CHECK 827.00

0396503
IDENTIF. & REFERENCE

98 FEB -3 AM 10:20

This is improved property known as 1133 Battery Lane, Nashville, Tennessee 37220

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___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that it is lawfully seized and possessed of said land in fee simple, has 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 J.T. Jenkins Home Tract of record in Book 547, page 20, Register's Office for Davidson County, Tennessee.

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GRANTOR___ FURTHER COVENANTs__ and bind_s__ its successors and representatives to warrant and forever defend the title to the said GRANTEE___, _his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my_ hand___on this the __26th__ day of ___January____, 19 _98_.

THE ESTATE OF RUTH P. CALAHAN

by: Ronald E. Underwood _____

Title: Executor

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 THE ESTATE OF RUTH P. CALAHAN, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ____he_____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ___26th day of ___January___ , 19 98.

My Commission Expires: September 29, 2001 _____ Notary Public

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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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald E. Underwood, with whom I am personally acquainted and who acknowledged that he as Executor of the Estate of Ruth P. Calahan executed the within instrument for the purposes therein contained by signing as Executor.

Witness my hand and seal this 26th day of January, 1998.

Notary Public

My commission expires: 9/29/2001

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

EXHIBIT "A" BOOK 10779 PG 329

LEGAL DESCRIPTION

1133 Battery Lane
Nashville, Tennessee

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being the northeast part of Lot No. 5 and the northwest part of Lot No. 6 on the plat of the subdivision of the J.T. Jenkins Home Tract, as of record in Book 547, page 20, Register's Office for Davidson County, Tennessee, described according to a survey made by W. B. Southgate, Surveyor, October 14, 1940, as follows:

BEGINNING at a point on the southerly margin of Battery Road, said point being the northeast corner of the property conveyed to Samuel C. Crawford and wife, by deed from E. A. Bergstrom and wife, of record in Book 1169, page 248, said Register's Office; thence with his easterly line, southwardly 397.0 feet; thence northeastwardly 219 feet 6 inches; thence northwardly 307 feet to the southerly margin of said Road; thence with said Road, westwardly 200.0 feet to the beginning.

BEING the same property conveyed to Harry C. Calahan and wife, Ruth Payne Calahan, by deed from E.A. Bergstrom and wife, Mary W. Bergstrom, of record in Book 1340, page 419, Register's Office for Davidson County, Tennessee; the said Harry C. Calahan and Ruth Payne Calahan both having since died, with Harry C. Calahan having predeceased Ruth Payne Calahan; the said Ruth Payne Calahan having since died testate on August 29, 1997, and her Last Will and Testament of record in Will Book 215, page 801, Probate Court for Davidson County, Tennessee, authorizing the Executor to sell and convey subject property.

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 220000.00
CON TX 814.00
PRFEE 1.00
WDEED 12.00
TOTAL 827.00
CHECK 827.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/03/98 01 10:24 0001 8882

98 FEB -3 AM 10: 20

0396503

IDENTIF. A REFERENCE

REGISTER
DAVIDSON CO. TN.

No. 1249447