THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

BOOK 10793 PG 973

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Michael Erdelyan, et ux 13 James Circle Old Hickory, Tn. 37138	Same as New Owner	Map 44-11 Parcel 147 Field Book 4D 43265

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, VIRGINIA M. HACKETT, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto MICHAEL ERDELYAN and wife, BELINDA ERDELYAN, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 6 of Section "A" on the Plan of E. I. DuPont de Nemours and Company's Subdivision of record in Book 1424, page 68, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING on the easterly margin of Cleves Street, at the corner of lots nos. 6 and 7; thence with the line between said lots, eastwardly 75 feet to the corner of lots nos. 1 and 6; thence with the line between said lots, northwardly 69.7 feet to the southerly margin of 4th Street; thence with the southerly margin of said Street, westwardly 64.9 feet to the beginning of a curve; thence around said curve with a radius of 10 feet, to the easterly margin of Cleves Street; thence with the easterly margin of said Street, southwardly 59.6 feet to the beginning.

BEING the same property conveyed to Virginia M. Hackett by deed from Wesley C. Hackett of record in Book 4724, page 284, said Register's Office.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 401 Cleves Street, Old Hickory, TN 37138.

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.

And the GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1998, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 1424, page 68, said Register's Office, which includes

a special easement 5 feet wide for sewer, including the ingress and egress for servicing said easement.

And, the GRANTOR does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 12th day of February, 1998.

"GRANTORS"

Virginia M. Hackett
VIRGINIA M. HACKETT

"GRANTEES"

MICHAEL ERDELYAN

Belinda Erdelyan
BELINDA ERDELYAN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

3238 02/13 0101 03CHECK 206.95

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRGINIA M. HACKETT and MICHAEL ERDELYAN and wife, BELINDA ERDELYAN, 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, at office, this the 12th day of February, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $53,500.00.

Belinda Erdelyan
Affiant

Sworn to and subscribed before me, this the 12th day of February, 1998.

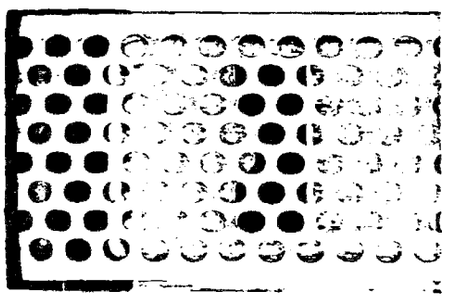
Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

98 FEB 13 AM 9:57

REGISTER

1400528



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

RECEIVED OF _____

FOR _____

BOOK 10793 PG 975

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 53500.00
CON TX 197.95
PRFEE 1.00
WDEED 8.00
TOTAL [illegible]

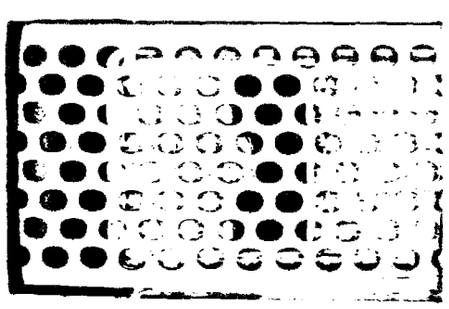
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK [illegible]

02/13/98 01 10:10 0001 3238

0400528
IDENTIFICATION REFERENCE

98 FEB 13 AM 9:58

FELIX Z. WILSON
REGISTER
DAVIDSON CO. TN.



No. 1253753