WARRANTY DEED

BOOK 10806 PG 677

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 257,500.00

David Dillon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February 98

Ann Russell
Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Dillon (NAME)	NEW OWNER (NAME)	MAP 118-8
2502 Winford Avenue (ADDRESS)	(ADDRESS)	PARCEL 221
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Airguard Industries, Incorporated, a Kentucky corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Dillon,

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:

BEING Lot No. 165 and 166, on the Plan of Grandview Heights, of record in Plat Book 161, Page 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Airguard Industries, Incorporated by deed from H. Lynn Greer, Jr., Trustee, of record in Book 7715, Page 515, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to 1998 taxes, prorated and assumed by the Grantees the day of closing; all matters as set out on the plan on the plan of record in Book 161, pages 14 and 15, said Register's Office; all matters as shown on the survey prepared by A & A Engineers, Inc., dated 2/6/98, Job #5642-98; to parties in possession and any and all leases not of record.

6990 02/24 0101 03CHECK 961.75

unimproved ( )
This is improved (X) property, known as 2502 Winford Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of February, 19 98

Airguard Industries, Incorporated, a Kentucky corporation

By: Bill Dillon

Title: Vice President

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 1080 PAGE 678

STATE OF KENTUCKY
COUNTY OF Jefferson

Before me, SANDRA D. MERTZ a Notary Public within and for the State and County aforesaid, personally appeared Bill Dobbs and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice President and _____ respectively of the Airguard Industries, Incorporated the within named bargainor, and corporation, and that he as such Vice President 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 Bill Dobbs as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Louisville, Kentucky on this the 24th day of February 19 98.

My commission expires 10/24/98

Sandra D. Mertz
Notary Public

SANDRA D. MERTZ NOTARY PUBLIC STATE

0404057

98 FEB 24 AM 10:23

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10805 PG 679

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
257500.00
CON TX 952.75
PRFEE 1.00
WDEED 8.00
TOTAL 961.75
CHECK 961.75

02/24/98 01 10:21 0001 6990

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0404057
98 FEB 24 AM 10:23

No.1257468