40-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
BOOK 10810 PG 166
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 476,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 1998

Notary Public

MY COMMISSION EXPIRES: September 18, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 600, 200 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim W. Thomas (NAME)	New Owner (NAME)	Map 132-03
6220 Belle Riev Drive (ADDRESS)	(ADDRESS)	Parcel 2
Brentwood, Tennessee 37027 (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, Anita Gay Dunning, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tim W. Thomas and wife, Deborah Peters Thomas

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:

SEE ATTACHED EXHIBIT A

7921 02/25 0101 03[illegible] 17[illegible]

This conveyance is made subject to the real property taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

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unimproved ( )
This is improved (X) property, known as 4040 Franklin Road, Nashville, Tennessee 37220
(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 24th day of February 19 98

Anita Gay Dunning

BOOK 10810 PG 167

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anita Gay Dunning, unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 1998.

Commission expires September 18, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

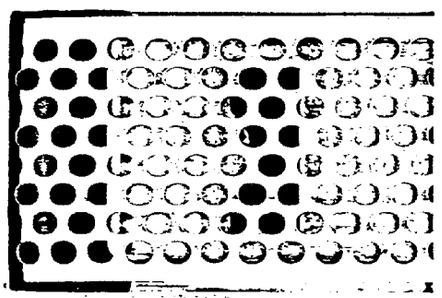
EXHIBIT A

A certain lot or parcel of land situate, lying and being in the 6th, formerly the 9th, Civil District of Davidson County, State of Tennessee, and more particularly described as follows:

Being Lot No. 1 on the Plan of Mrs. W. G. Kennon's Subdivision of part of the 36.3 acre tract of John Thompson Estate, as of record in Book 1130, page 6, Register's Office for said County.

Beginning on the northerly margin of West Norwood Drive at the corner of Lots Nos. 1 and 4; thence with the line between said two lots, north 8° 03' west 386 feet; thence south 81° 34' west 358 feet to the easterly margin of the Franklin Road; thence with said Road, south 8° 22' east 381 feet 8 inches; thence southeastwardly 35 feet to the northerly margin of West Norwood Drive; thence with said Drive, eastwardly 334 feet 8 inches to the beginning, containing 3.27 acres, more or less.

Being the same property conveyed to Donald R. Dunning and wife, Anita Gay Dunning by deed from H. Winston Ligon of record in Book 4509, page 882, Register's Office for Davidson County, Tennessee. The said Donald R. Dunning having since died.



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

RECEIVED OF _____ BOOK 10810 PG 169

FOR _____

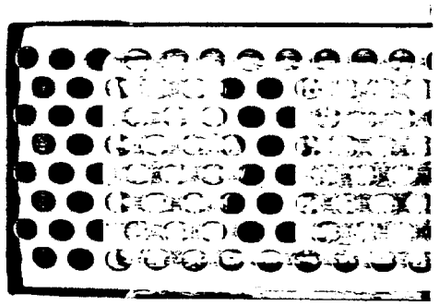
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
476000.00
CON TX 1761.20
PRFEE 1.00
WIEED 12.00
TOTAL 1774.20
CHECK 1774.20

02/25/98 01 15:17 0001 7521

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



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No. 1258388