This instrument was prepared by:
J. E. Spruill, Attorney At Law
Woodmont Centre
104 Woodmont Boulevard, Suite 115
Nashville, Tennessee 37205
(615) 297-1568

BK 10815 PG 705

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Ronald W. Davis and wife, Caye B. Davis 9269 Hunterboro Dr Brentwood, TN 37027	NEW OWNER	Map 157-08-0-A Parcel 048.00Co

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Robin Porter Dahl, as Trustee under Irrevocable Trust Agreement entered December 3, 1988 between George T. Hicks and wife, Sallie R. Hicks, and Robin W. Porter, Trustee for Rachael Porter, with full power under the Trust to sell, convey, lease, or mortgage without the consent or joinder of any beneficiary, and as Trustee under the Sallie R. Hicks Educational Trust for Russell McClain Porter (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Ronald W. Davis and wife, Caye B. Davis (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Lot 48 of Middleton, a Residential Planned Unit Development, 3rd Revision recorded on May 16, 1989, of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee; superseding Middleton, a Residential Planned Unit Development, 2nd Revision recorded on March 29, 1987, of record in Book 6900, page 257, Register's Office for said County.

Being the same property in which a One-Half (½) undivided interest was conveyed to Robin Porter Dahl as Trustee under Irrevocable Trust Agreement entered December 3, 1988 between George T. Hicks and wife, Sallie R. Hicks, and Robin W. Porter, Trustee by Quitclaim Deed from Robin Porter Dahl of record in Book 10740, Page 840, Register's Office for Davidson County, Tennessee.

And further being the same property in which a One-Half (½) undivided interest was conveyed to Robin Porter Dahl as Trustee under the Sallie R. Hicks Educational Trust for Russell McClain Porter by Quitclaim Deed from Robin Porter Dahl of record in Book 10740, Page 840, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1998 and subsequent years, any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property and restrictive covenants of record in Book 6522, page 212; Book 7119, page 345; Book 9816, page 844; and Book 10714, page 744, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 117 Middleton Circle, Lot 48, Middleton Subdivision, Nashville, Tennessee 37215.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $115,000.00.

Robin Porter Dahl
Affiant

BOOK 10815 PG 706

Subscribed and sworn to before me this the 27th day of February, 1998.

J. E. Sprunt
Notary Public

My Commission Expires: 10-12-99

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

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of February, 1998.

Irrevocable Trust Agreement entered December 3, 1988 between George T. Hicks and wife, Sallie R. Hicks, and Robin W. Porter, Trustee for Rachael Porter

By: Robin Porter Dahl, Trustee
Robin Porter Dahl, Trustee

Sallie R. Hicks Educational Trust for Russell McClain Porter

By: Robin Porter Dahl, Trustee
Robin Porter Dahl, Trustee

98 MAR -2 PM 12:52

0406388

RECEIVED FOR REFERENCE

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 Robin Porter Dahl, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of the Irrevocable Trust Agreement entered December 3, 1988 between George T. Hicks and wife, Sallie R. Hicks, and Robin W. Porter, Trustee for Rachael Porter, the within named bargainor, and she as such Trustee executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of February, 1998.

J E Sprouill
Notary Public

My Commission Expires: 10-12-99

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

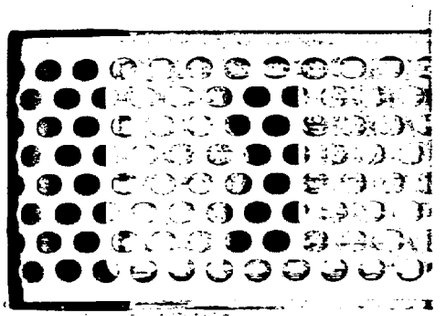
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robin Porter Dahl, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of the Sallie R. Hicks Educational Trust for Russell McClain Porter, the within named bargainor, and she as such Trustee executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of February, 1998.

J E Sprouill
Notary Public

My Commission Expires: 10-12-99

9459 03/02 0101 CHECK 430.50



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

RECEIVED OF _____

FOR _____

BOOK 10815 PG 708

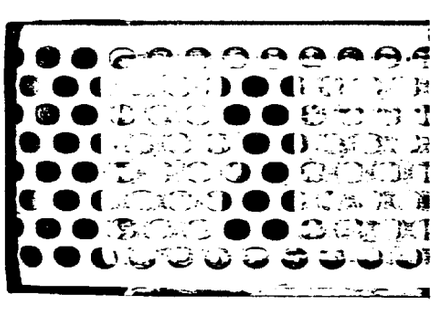
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 115000.00
CON TX 405.50
PRFEE 1.00
WDEED 12.00
TOTAL 436.50
CHECK 436.50

03/02/98 01 12:51 2001 9459

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0406388
IDENTIF. & REFERENCE
98 MAR -2 PM 12:52

No. 1259903