BOOK 10816 PG 278

WARRANTY DEED

FROM: George V. Ginn and wife, Vickie E. Ginn

TO: Thomas W. Cook, Trustee

****

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

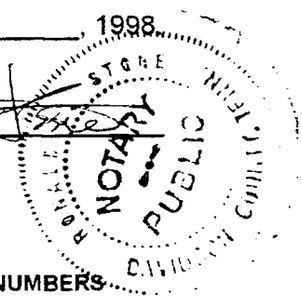
The actual consideration or value, whichever is greater, for this transfer is $142,660.68.

George V. Ginn
Affiant

Subscribed and sworn to before me this 25th day of February, 1998.

My Commission Expires: 03-25-2000

Notary Public



****

NAME/ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Thomas W. Cook, Trustee 2404 Tyne Boulevard Nashville, Tennessee 37215	- Same -	119-09-0-004.00

****

FOR AND IN CONSIDERATION OF the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, George V. Ginn and wife, Vickie E. Ginn, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thomas W. Cook, Trustee, Grantee, his heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3, on the map showing subdivision of the Hughes Residence Lot, and a resubdivision of Lot Nos. 57, 58, 59, 60, 70, 71, 72 and 73, including alley in rear of said lot, in the subdivision of Edenwold Park as of record in Book 421, page 153, Register's Office for said County, described as follows:

Beginning on the westerly margin of Grandview, formerly Marshall Avenue, at the corner of Lots Nos. 2 and 3, and running thence with the westerly margin of said Avenue, northwardly 50 feet to the corner of Lots Nos. 3 and 4; thence with the dividing line between Lots 3 and 4 in a southwesterly direction, 259 feet and continuing with said dividing line, westwardly 126 feet to the easterly margin of said alley; thence with the easterly margin of said alley, southwardly 50 feet to the corner of Lots 2 and 3; thence with the dividing line between said Lots 2 and 3, eastwardly 136.9 feet; thence continuing with said line, in a northeasterly direction 269.2 feet to the point of beginning.

Being the same property conveyed to George V. Ginn and wife Vickie E. Ginn by warranty deed from Gary D. Springer and wife, Judith A. Springer, of record in Book 10463, page 360, Register's Office for said County.

This is improved property known as 2637 Grandview Avenue, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and, We do covenant with the said Grantee that We are lawfully seised 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 Grantee, his 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 our hands this 25th day of February, 1998.

George V. Ginn

Vickie E. Ginn

98 MAR -2 PM 2:03

MAIL ENV.

IDENTIF. & REFERENCE

04064498

****

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared George V. Ginn and Vickie E. Ginn, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who, upon oath, acknowledged that she executed the within instrument for the purpose there contained.

WITNESS my hand and official seal at Nashville, Tennessee this the 25th day of February, 1998.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 03-25-2000

9570 03/02 0101 03CHECK 536.84

****

This instrument prepared by: Ronald L. Stone
6th Floor, 211 Printers Alley
Nashville, Tennessee 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10816 PG 280

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
142660.56
CON TX 527.84
PRFEE 1.00
MBEEI 8.00
CHECK 536.84

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0406498 IDENTIF. ↑ REFERENCE

98 MAR -2 Fri 2:03

03/02/98 01 14:02 (001 9570

No. 1260014