BOOK 10820 PG 16

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 92,500.00

Monica Holmes
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

Mitchell A Watts
Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MONICA HOLMES 2902 12th Avenue, South Nashville, Tennessee 37212	SAME	MAP 118-1 PARCEL 168

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY TWO THOUSAND FIVE HUNDRED AND NO/100 ---------- ($ 92,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, ___, 1221 PARTNERS, L.L.C., a Tennessee Limited Liability Company hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto MONICA HOLMES hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southerly 25.0 feet of Lots Nos. 71 and 72 on the Plan of Dr. L.G. Noel's Subdivision of Idlewild of record in Book 332, page 77, Register's Office for Davidson County, Tennessee.

SAID part of said lots fronts 26.3 feet on the easterly side of Granny White Pike and extends back easterly with the northerly margin of an alley, 121.5 feet on the southerly line and 120.0 feet, more or less, on the northerly line, to the westerly line of Lot No. 73, on which it measures 25.0 feet.

BEING the same property conveyed to 1221 Partners, L.L.C. a Tennessee Limited Liability Company, by deed from Roy M. Overcast, Jr. and Ralph A. DiPalma, both unmarried, of record in Book 9635, page 393, Register's Office for Davidson County, Tennessee.

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This is improved property known as 2902 12th Avenue, South, Nashville, Tennessee 37212

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

GRANTOR___ COVENANT s with the said GRANTEE___ that it is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Dr. L.G. Noel's S/D of Idlewild of record in Book 332, page 77, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s__ its successors and assigns to warrant and forever defend the title to the said GRANTEE___, _her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my__ hand___on this the __27th__ day of __February___, 19 _98__, as the duly authorized representative of the herein named Grantor.

1221 PARTNERS, L.L.C.

Mark Deutschmann

Mark Deutschmann, Chief Manager

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 _____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____, 19 ____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ Mark Deutschmann _____ and _____ with whom I am personally acquainted and who upon __his__oath___ acknowledged __himself__ to be the _Chief Manager_____ and _____ respectively of the __1221 PARTNERS, L.L.C._____ the within named bargainor, and corporation, and that ___he_____ as such _Chief Manager_____ 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 __Mark Deutschmann_____ as such _Chief Manager_____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this ___27th_day of __February___, 19 98 ___.

Mitchell A. Watts

My Commission Expires: _September 29, 2001__

Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

0442 03/03 0101 03CHECK 351.25

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

RECEIVED OF _____

FOR _____

BOOK 10820 PG 18

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

CPNT	92300.00
CO TX	342.25
PRFEE	1.00
MDEED	6.00
TOTAL	351.25
CHECK	351.25

03/03/99 01 15:34 0001 0442

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0407333
IDENTIFICATION REFERENCE
98 MAR -3 PM 3:36

No. 1260878