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

BOOK 10822 PG 680

Box 44

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Todd Zeitlin Construction Co. P.O. Box 426 Antioch, TN 37011	SAME	Map 157-08-0-A Parcel 010.00Co

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, We, Robin Porter Dahl, as Trustee under the Sallie R. Hicks Educational Trust for Gustav Carlisle Dahl, with full power to convey, hypothecate or encumber without the consent or joinder of any beneficiary; Julia Ann Ison, as Trustee for Jennifer Ison, under Irrevocable Trust Agreement entered December 30, 1988, and amended September 30, 1989, between George T. Hicks and wife, Sallie R. Hicks, and Julia Ann Ison, Trustee; and Jennifer Ison (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Todd Zeitlin Construction Co., a Tennessee corporation (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Lot 10 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-Fourth (1/4) undivided interest was conveyed to Robin Porter Dahl as Trustee under the Sallie R. Hicks Educational Trust for Gustav Carlisle Dahl by Quitclaim Deed from Sallie R. Hicks of record in Book 9558, Page 625, Register's Office for Davidson County, Tennessee.

And further being the same property in which a One-Fourth (1/4) undivided interest was conveyed to Robin Porter Dahl as Trustee under the Sallie R. Hicks Educational Trust for Gustav Carlisle Dahl by Quitclaim Deed from Sallie R. Hicks, George T. Hicks, Jr., Susan H. Thetford, Catherine H. Obolensky, and Judy H. Ison, as Co-Trustees of the George T. Hicks Family Trust of record in Book 9557, Page 225, Register's Office for Davidson County, Tennessee.

And further being the same property in which a One-Half (½) undivided interest was conveyed to Julia Ann Ison, as Trustee for Jennifer Ison, under Irrevocable Trust Agreement entered December 30, 1988, and amended September 30, 1989, between George T. Hicks and wife, Sallie R. Hicks, and Julia Ann Ison, Trustee by Quitclaim Deed from George T. Hicks and wife, Sallie R. Hicks of record in Book 8177, page 330, 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 43 Sturbridge Court, Lot 10, Middleton Subdivision, Nashville, Tennessee 37215.

BOOK 10822 PG 681

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $110,000.00.

Affiant

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

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 Grantee, Grantee's successors and assigns, forever.

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

And Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of February, 1998.

Sallie R. Hicks Educational Trust for Gustav Carlisle Dahl

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

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 Gustav Carlisle Dahl, 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.

Notary Public

My Commission Expires: 10-12-99

Irrevocable Trust Agreement entered December 30, 1988, and amended September 30, 1989, between George T. Hicks and wife, Sallie R. Hicks, and Julia Ann Ison, Trustee for Jennifer Ison

By: Julia Ann Ison, Trustee
Julia Ann Ison, Trustee

BOOK 10822 PG 682

STATE OF KENTUCKY}
COUNTY OF Jeff. }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julia Ann Ison, 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 30, 1988, and amended September 30, 1989, between George T. Hicks and wife, Sallie R. Hicks, and Julia Ann Ison, Trustee for Jennifer Ison, 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 Louisville, Kentucky, this 26th day of Feb., 1998.

Judith A. Mast
Notary Public

My Commission Expires: 6-11-98

JUDITH A. MAST NOTARY PUBLIC STATE AT LARGE, KY.

Jennifer Ison

BOOK 10822 PG 683

STATE OF SOUTH CAROLINA}
COUNTY OF Richland }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Ison, 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 Columbia, South Carolina, this 26th day of February, 1998.

Notary Public

My Commission Expires: Aug 18, 2007

NOTARY PUBLIC

0407861

IDENTIF. ▲ REFERENCE

98 MAR -4 PM 1:58

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0991 03/04 0101 08CHECK 424.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10822 PG 684

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
110000.00
CON TX 407.00
PRFEE 1.00
MAMT 16.00
ERR CO
MAMT 16.00-
MFEED 16.00
CHECK 424.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/04/98 01 13:56 0001 0591

0407861
IDENTIF. ↑ REFERENCE

98 MAR -4 PM 1:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1261423