B04 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Attorney
OPTALE, KELLEY, HERBERT & CRAWFORD LLP
209 Fourth Avenue North
Nashville, TN 37219-8985

BOOK 10831 PG 73

WARRANTY DEED

Name and Address of New Owner:
Janet K. Carell
P.O. Box23270
Nashville, Tn 37202

Send Tax Bills To:
New Owner
P.O. Box 23270
Nashville, Tn 37202

Street Address of Subject Property:
7424 Harrow Drive
Nashville, Tn 37221

Map Parcel No:
142-2-81.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **AVA D. DIVINEY, UNMARRIED,** hereinafter called **"GRANTOR",** has bargained and sold, and by these presents does transfer and convey unto **JANET K. CARELL,** hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT ATTACHED HERETO.

The conveyance of the above described parcel of land is subject to the following:

1. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

2. 1998 taxes, which have been prorated and assumed by Grantees.

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, and GRANTOR does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind hersel, her heirs and assigns to warrant and forever defend the title to the said land to the said GRANTEE, her 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 6th day of March 1998.

Ava D. Diviney
Ava D. Diviney

98113 10 AM 10:54

041 0280 IDENTIF. & REFERENCE

STATE OF TENNESSEE]

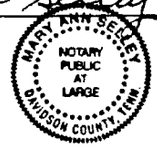
COUNTY OF DAVIDSON]

On this 6th day of March, 1998, before me personally appeared Ava D. Diviney, unmarried, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 6th day of March, 1998.

Mary Ann Selley
Notary Public

My commission expires:



NOTARY PUBLIC
AT LARGE
Mary Ann Selley
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of March, 1998.

Mary Ann Selley
Notary Public
My commission expires:



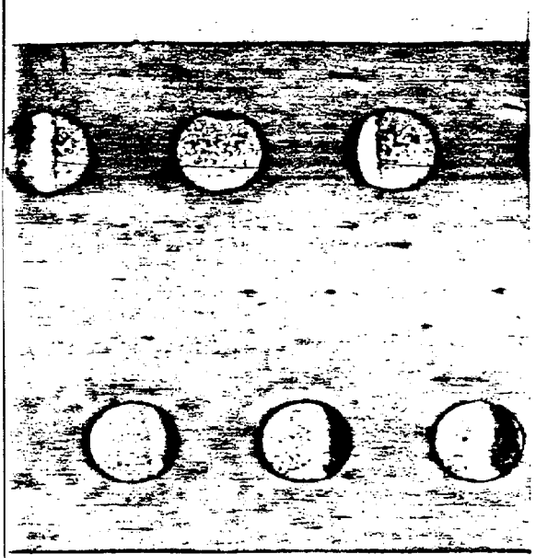
NOTARY PUBLIC
AT LARGE
Mary Ann Selley
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

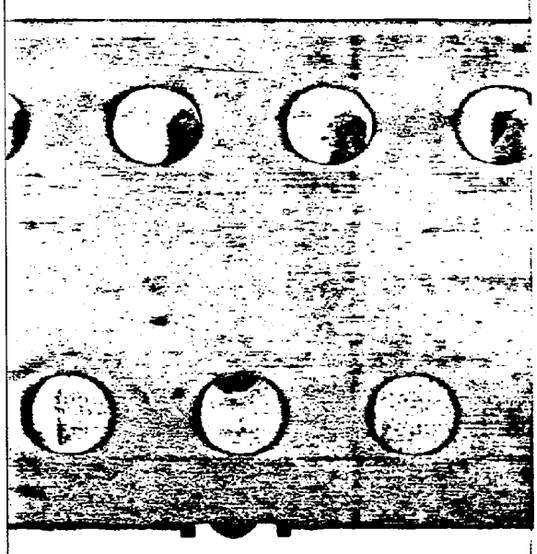
EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 124 as shown on the Plan of Cross Timbers, Section 3, as of record in Book 4175, page 21, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eddie D. Diviney and wife, Ava D. Diviney, by deed from Clara H. Robinson, a widow, as of record in Book 5437, page 238, Register's Office for Davidson County, Tennessee, the said Eddie D. Diviney having since died.

3589 03/10 0101 03CHECK 475.50





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

RECEIVED OF _____

FOR _____

BOOK 10831 PG 76

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	
	125000.00
CON TX	462.50
PRFEE	1.00
WDEED	12.00
TOTAL	475.50
CHECK	475.50

03/10/98 01 10:52 0001 3589

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0410280
IDENTIF. ← REFERENCE

98 MAR 10 AM 10:54

REGISTER
DAVIDSON COUNTY, TN

No.1263987