Bk 37 LL

BOOK 10834 PG 403

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Darrell Rouse 2209 Osage Street Apt. B Nashville, TN 37208	81-11-220	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, The Nashville Homestead Corporation, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Darrell Rouse, unmarried, (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property").

Land in Davidson County, Tennessee, being the north fifty (50) feet of Lot No. 360 on the Map of McGavock, Wetmore & Others, Second Addition to Nashville, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said northerly 50 feet of said Lot No. 360 fronts 50 feet on the easterly side of 17th Avenue North, formerly James Street, and runs back between parallel lines, 170 feet to an alley, and being street number 1734 Seventeenth Avenue North, Nashville, Tennessee.

Being the same property conveyed to The Nashville Homestead Corporation by deed of record in Book 10834, page 401, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters listed on Exhibit A attached hereto and incorporated herein by reference.

This is unimproved property, located at 1734 17th Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $7,000.00.

Darrell V. Rouse
Affiant

Subscribed and sworn to before me this 11 day of March, 1998.

Loretta B. Rose
Notary Public
My Commission Expires: 5/23/98

LORETTA B. ROSE NOTARY PUBLIC DAVIDSON CO.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

Grantee assumes responsibility for payment of real property taxes from and after the date hereof.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 11 day of March, 1998.

THE NASHVILLE HOMESTEAD CORPORATION

By: Loretta Owens

Title: Executive Director, NHF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Loretta B. Lane, Notary Public, Loretta Owens, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained and who further acknowledged that she is Executive Director of The Nashville Homestead Corporation, and is authorized to execute this instrument on behalf of The Nashville Homestead Corporation.

WITNESS my hand, at office, this 11 day of March, 1998.

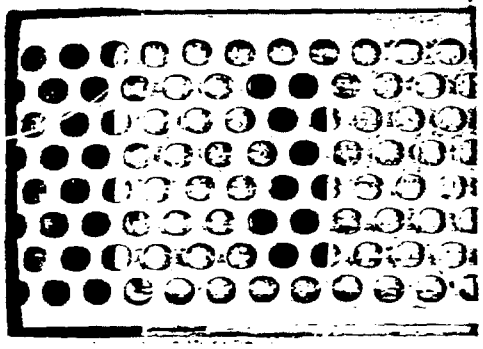
Loretta B. Lane
Notary Public
My Commission Expires: 5/23/98

04111123
IDENTIFICATION REFERENCE
98 MAR 11 PM 4:14
4488 03/11 0101 03CHECK 38.

0472417.01

EXHIBIT A

1. Matters shown on Map of McGavock, Wetmore & Others, Second Addition to Nashville, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 10834 PG 406

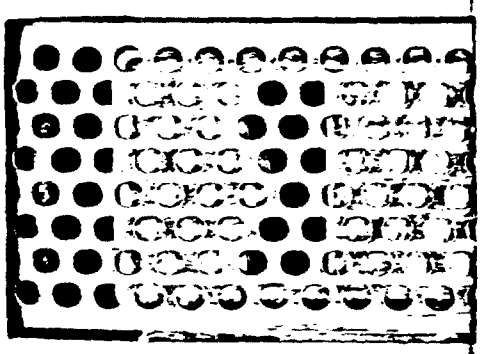
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 7000.00
CON TX 25.90
PRFEE 1.00
WDEED 12.00
TOTAL 38.90
CHECK 38.90

03/11/98 01 16:13 0001 4488

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04111123
IDENTIF. # REFERENCE

98 MAR 11 PM 4:14

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY, TN

No. 1264879