PREPARED BY (AND RETURN TO):

10850:294

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (fh) Title No: 39641
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tracey Bohna 310 37th Avenue N. Nashville, TN 37209	SunTrust Bank, Nashville,N.A. P.O.Box 305110/7th Floor Nashville, TN 37230-5110

TAX MAP-PARCEL NUMBERS: 92-13-328

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 59,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lees Properties, LLC**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tracey Bohna, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

LAND in Davidson County, Tennessee, being Lot No. 175, on the Plan of Hortense Place, of record in Book 161, page 167, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Lees Properties, LLC by deed from Wilson Enterprises, Inc., a Tennessee Corporation, of record in Book 10441, page 987, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property, known as: 310 37th Avenue N., Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of March, 1998.

Lees Properties, LLC

By: Thomas Lee Sanders
Title: Robert K McKeon
Chief Manager

book 10550 page 295

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared Robert K. McKeon 2nd Thomas Lee Sanders with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of Lees Properties, LLC, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 20th day of March, 1998.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

My Commission Expires: _____

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 59900.00

Affiant

Sworn and subscribed before me on the 20th day of March, 1998.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

My Commission Expires: _____

9600 03/23 0101 03CHECK 230.00

98 MAR 23 PM 4:21

04157121

IDENTIFICATION REFERENCE

Wildoc Deed Rec Corp—12/92

OFFICIAL RECEIPT

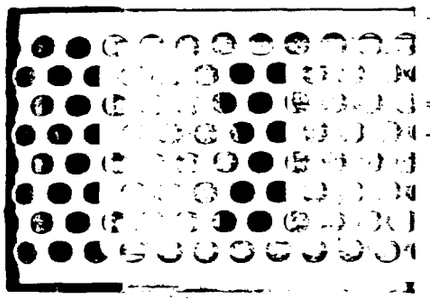
FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10850 PG 296



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 - 59900.00
CON TX 221.63
PRFEE 1.00
WDEED 8.00
TOTAL 230.63
CHECK 230.63

03/23/98 01 16:20 0001 9600

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0415721
IDENTIFICATION REFERENCE
98 MAR 23 PM 4:21

No. 1269937

