Prepared By:
Sidwell & Barrett, P.C.
121 First Ave. #200
Franklin, TN 37064

BOOK 10853 PG 603

MAIL ENV.

0416634
IDENTIF. # REFERENCE

WARRANTY DEED

98 MAR 25 PM 2:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

FROM: Lee Greenwood, Inc.

TO: Earl J. Looney, Jr. and wife,
Cindy B. Looney

THIS INSTRUMENT PREPARED BY:
S. Ralph Gordon, Attorney
49 Music Square West, Suite 600
Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl J. Looney and wife	SAME	106-3 par. 11
(NAME)	(NAME)	
1311 Elm Hill Pk		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 372		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	
Nashville TN 37210		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Subscribed and sworn to before me, this the 23rd day of March, 1998.

Earl J. Looney, Jr.
Affiant

My Commission Expires: 10/28/01

Affix seal:

Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by **Earl J. Looney, Jr. and wife, Cindy B. Looney** (the "Grantees" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, **Lee Greenwood, Inc.**, (the "Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantees, **Earl J. Looney, Jr. and wife, Cindy B. Looney**, their heirs, administrators and assigns, certain real estate in Davidson County, Tennessee, being more particularly

described as follows:

Land in the Third Civil District of Davidson County, Tennessee, being part of the Dower Tract on the Plan of the Lands of Edward Trabue, as of record in Minute Book "I", pages 190 and 191, of the United States Circuit Court at Nashville, described according to a Survey made by Hal R. Swann, Jr., Surveyor, as follows:

Beginning on the southerly margin of Elm Hill Pike at the Northeast corner of the property conveyed to Major J. Gooch and wife, by deed from Catherine Carter White, et al., of record in Book 2445, page 183, Register's Office for said County; thence, with said Gooch's easterly line southwardly 234.75 feet to an iron pin and post in the Keeling right-of-way line at the boundary of a railroad; thence, with the same eastward 85 feet to an iron pin and post at the southwest corner of the property conveyed to Herbert Cunningham and wife, by deed from Blanche Keeling of record in Book 3179, page 619, Register's Office for said County; thence, with said Cunningham's westerly line northwardly 238 feet to the southerly margin of said Elm Hill Pike; thence, with the same, westwardly 84 feet to the beginning.

Being the same property conveyed to the Grantor herein by warranty deed from Thunder & Lightning Sound & Lights, Inc., of record in Book 7733, page 94, said Register's Office.

This conveyance is given subject to:

1998 taxes, which have been prorated as of the date hereof and assumed by Grantee.

This is improved property, known as 1311 Elm Hill Pike, Nashville, TN 37210.

TO HAVE AND TO HOLD the said real estate, with the appurtenance, estate, title and interest thereto belonging, to the said Grantees, their heirs, administrators, successors and assigns forever.

And Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this the 23rd day of March, 1998.

S. Ralph Gordon
S. Ralph Gordon
Agent for Lee Greenwood, Inc.

Lee Greenwood, Inc.

By: Lee Greenwood
Lee Greenwood, President
By: S. Ralph Gordon
S. Ralph Gordon,
his attorney in fact

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared S. Ralph Gordon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the true and lawful attorney in fact for Lee Greenwood, the President of LEE GREENWOOD, INC., the within bargainor, a corporation, and that he as such attorney in fact for such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as attorney in fact for such officer.

Witness my hand and seal, at office in Brentwood, Tennessee, this 23rd day of March, 1998.

Affix seal:

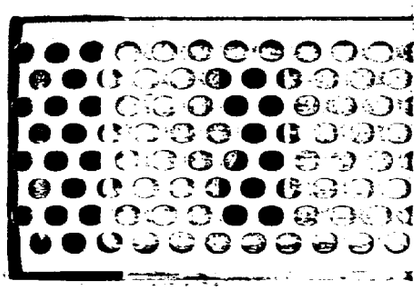
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/22/01

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

& And Agent for Lee Greenwood, Inc - who is authorized to convey the said property,

03/25/98 0101 03CHECK 1160.00



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

RECEIVED OF _____

FOR _____

BOOK 10853 PG 606

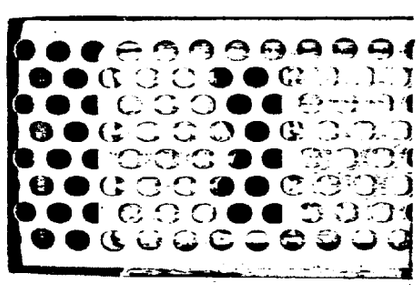
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
310000.00
CON TX 1147.00
PRFEE 1.00
MISC 12.00
~~PRFEE .00~~
~~MISC 12.00~~
WDEED 12.00
TOTAL 1160.00
CHECK 1160.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/25/98 01 14:38 0001 0582



98 MAR 25 PM 2:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

04166634
IDENTIF. ↑ REFERENCE

No. 1270879