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IDENTIF. # REFERENCE

Bk 43

This document was prepared by:
Ronald H. Bice, Jr., Attorney
4515 Harding Road, Suite 103
Nashville, TN 37205

98 MAR 27 PM 3:50

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

WARRANTY DEED

BOOK 10858 PG 154

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL #
Lucca Properties, L.L.C. 2134 Ashwood Ave. Nashville, TN 37212	SAME	104-15-0 216.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by **Lucca Properties, Inc.**, a Tennessee Limited Liability Company, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, I, **John A. Dabbs, Executor of the Estate of Alpha D. Dabbs**, has this day bargained and sold, and do hereby transfer and convey unto the said **Lucca Properties, L.L.C.**, the Grantees herein, their representatives, heirs, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 15, on the Revised Plan of H. P. Jacobs' Subdivision of part of the Manley Tract, as shown on plat of record in Plat Book 547, page 65, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 15 fronts 60 feet 6 inches on the southerly side of West Ashwood Avenue, formerly Hillsboro Place, and runs back 125 feet on the easterly line and 131 feet 4 inches on the westerly line, to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Alpha D. Dabbs, by Deed of Record in Book 8440, page 312, Register's Office for Davidson County, Tennessee. The said Alpha D. Dabbs has since died and pursuant to the Last Will and Testament of Alpha D. Dabbs, of record in Will Book 218, Page 194, Office of the Probate Clerk for Davidson County, Tennessee, the duly appointed Executor, John A. Dabbs, is vested with the authority to convey this property on behalf of the estate.

This is improved property known as 2123 Ashwood Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their representatives, heirs, successors and assigns forever. And I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as follows:

1998 county taxes are a lien against the property, but are not yet due and payable. Said taxes have been withheld from Grantors at closing and Grantees will be responsible for paying 1998 property taxes when they become due.

I further covenant and bind the estate myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their representatives, heirs, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to

all genders.

Witness my hand this 27th day of March, 1998.

ESTATE OF ALPHA D. DABBS

BY: John A. Dabbs Executor
JOHN A. DABBS, EXECUTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $115,000.00. Subscribed and sworn to before me this the 27th day of March, 1998.

Vicky Marchetti
AFFIANT

Michael J. Philoin
NOTARY PUBLIC

MICHAEL J. PHILOIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TEXAS
My Commission Expires May 27 2001

My commission expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Ronald H. Bice, Jr, a Notary Public of the State and County aforesaid, personally appeared JOHN A. DABBS, 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 Executor of the Alpha D. Dabbs Estate, the within named bargainor, duly appointed and that he as such Executor, executed the foregoing instrument for the purpose therein contained by signing the name of the estate by the said JOHN A. DABBS as Executor.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 27th day of March, 1998.

Ronald H. Bice Jr
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

My commission expires: 11-24-2001

1934 03/27 0101 03CHECK 434.50

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

RECEIVED OF _____

FOR _____

BOOK 10858 PG 156

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
115000.00
CON TX 425.50
PRFEE 1.00
WDEED 8.00
TOTAL 434.50
CHECK 434.50

03/27/98 01 15:50 0001 1934

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04 17635
IDENTIFICATION REFERENCE

98 MAR 27 PM 3:50

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

No. 1272211