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BOX 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

98 MAR 30 AM 10:50
LIKE A. WILLIS REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $89,000.00.

x _____
Affiant

Subscribed and sworn to before me, this 27 day of March, 1998.

_____
Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE

04 18182
IDENTIFICATION REFERENCE

Address New Owner As Follows:
Thach V. Le and wife,
Kim T. Lee
535 Annex Avenue
Nashville, TN 37209

Send Tax Bills To:
NationsBanc Mortgage Corp
P. O. Box 353
Louisville, KY 40201

Map-Parcel Number:
Map 090-12-015

8DA 26395

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JO ANN ECKHARDT, EXECUTRIX OF THE ESTATE OF MAUDE B. KILLEN, DECEASED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **THACH V. LE AND WIFE, KIM T. LE,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Charlotte Park, Section II, of record in Book 2663, pages 22 and 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 131 fronts 70.0 feet on the northwesterly side of Annex Avenue and extends back 148.9 feet on the northeasterly line and 149.0 feet on the southwesterly line, to a line in the rear on which it measures 70.0 feet.

Being the same property conveyed to Maude B. Killen by deed from Joseph E. Fisher and Randi C. Fisher of record in Book 5629, page 646, Register's Office for Davidson County, Tennessee; the said Maude B. Killen having since died and her will of record in Will Book 213, page 249, Probate Court Clerk's Office of Davidson County, Tennessee, appoints Jo Ann Eckhardt, Executrix.

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This conveyance is made subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 2689, page 38, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 2663, pages 22 and 23, Register's Office for said County.

This is improved property known as 535 Annex Avenue, 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 Grantees, their heirs and assigns, forever; and I covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

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

Jo Ann Eckhardt, Executrix

Jo Ann Eckhardt, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JO ANN ECKHARDT, EXECUTRIX,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of March, 1998.

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 11/27/98

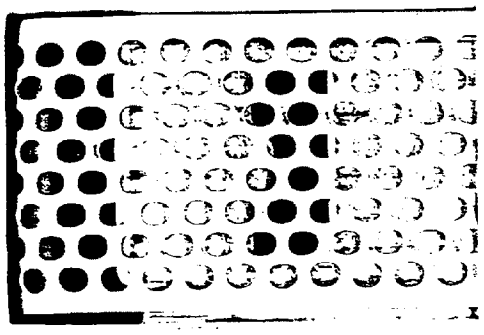
2236 03/30 0101 03CHECK 30.00

[redacted]

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

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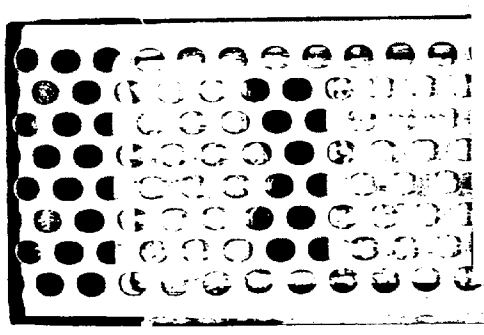
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 89000.00
CON TX 339.30
PRFEE 1.00
WDFEE 8.00
TOTAL 348.30
348.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/30/98 01 10:50 0001 2236



04118182
IDENTIF. # REFERENCE
98 MAR 30 AM 10:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1272509