BOOK 10865 PG 57

04 19745

IDENTIF. & REFERENCE

98 APR -1 PM 1:03

PREPARED BY (AND RETURN TO):

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: (sk) Title No: 39805
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lee Synnott Donna Synnott 401 Bowling Ave #70 Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 104-13-A-43

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 215,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James R. Compton, TTE of the Trust under the will of Larry R. Compton**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lee Synnott and spouse, Donna Synnott,** 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 Building Site No. 43 on the Plan of Richmeade Place, Section 2 of record in book 4955, page 4, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to James R. Compton, Trustee (with full power), of the Trust under the Will of Larry R. Compton by quitclaim James R. Compton and Sarah Elizabeth Compton Co-Executors of the estate of Larry R. Compton, of record in Book 10619, page 187, said Register's Office.

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

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4955, Page 4, said Register's Office, which Plan shows ; The Declaration of Covenants, Conditions and Restrictions of record in Book 4941, page 637 and By-Laws of record in Book 4941, page 689, Book 4942, page 633, Book 5036, page 338 and Book 5019, page 94, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 401 Bowling Ave #70, Nashville, TN 37205

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 31st day of March, 1998.

Larry R. Compton Testementary Trust

By: James R Compton
James R. Compton, Trustee

State of Tennessee
County of Davidson

On this 31st day of March, 1998, before me the undersigned authority, personally appeared **James R. Compton, Trustee**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand and official seal, at office in Nashville, Tennessee, this 31st day of March, 1998.

Notary Public

My Commission Expires: _____

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

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 215000.00

Affiant

Sworn and subscribed before me on the 31st day of March, 1998.

Notary Public

My Commission Expires: _____

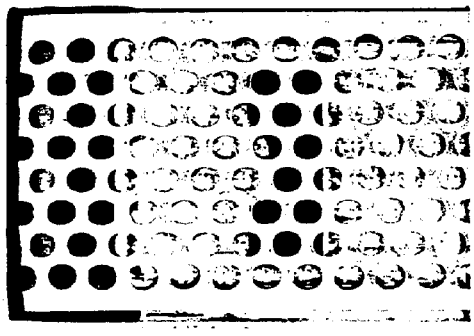
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

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

387404/01 0101 03CHECK

804-50

Widoc: Deed Wty-Corp—12/92



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

RECEIVED OF _____

FOR _____

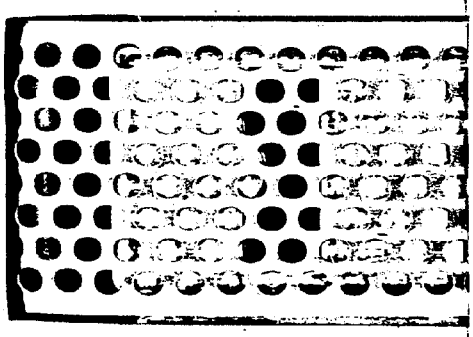
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
215000.00
CON TX 795.50
PRFEE 1.00
WDEED 8.00
TOTAL 804.50
CHECK 804.50
04/01/98 01 13:05 0001 3879

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0419745
IDENTIF. & REFERENCE
98 APR -1 PM 1:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1274142