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BOOK 10567 PG 673

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 7045

MAP/GROUP/PARCEL
120-06-0/027.00

NEW OWNER'S NAME AND ADDRESS:
Ediberto Sontay
1327 Saturn Drive
Nashville, TN 37217

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Rodney W. Gross, and Opra Gross, hereinafter called Grantors, does hereby transfer and convey unto Ediberto Sontay, unmarried, his heirs and assigns, hereinafter called Grantee, property described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The subject property is improved property commonly known as 1327 Saturn Drive, Nashville, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 6277, Page 707, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Rodney W. Gross
Rodney W. Gross

Opra Gross
Opra Gross

98 APR -2 AM 10:06

0420298

IDENTIFICATION REFERENCE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT A

LAND in Davidson County, Tennessee, described as follows, to-wit:

BEING a part of Lot No. 146 on the Plan of Stardust Acres, of record in Book 1424, Page 92, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 146 fronts 110 feet on Saturn Drive and runs back 196.6 feet to a point which is the SW corner of said Lot No. 146; thence in a northerly direction 112 feet to a point in the east boundary line of said Lot No. 146; thence in a northerly direction 142.7 feet to the south margin of Saturn Drive and the N.W. corner of Lot No. 146 which fronts 110 feet on Saturn Drive.

INCLUDED in the above description but specifically excluded therefrom is the following tract conveyed to The State of Tennessee by deed from Charles F. Rust and Wife, Ruby P. Rust of record in Book 3536, Page 541, said Register's Office.

BEING part of Lot No. 146 of the map of Stardust Acres as of record in Book 1424, Page 92, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southwest corner of said Lot No. 146 and runs North 33 degrees East 112 feet to a point in the east boundary line of said Lot No. 146; thence with said boundary line southerly 68 feet to a point in the south boundary line of said lot westerly 96 feet to the point of beginning, containing 3,335 square feet, more or less.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Rodney W. Gross, and wife, Opra Gross, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 27th day of March, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/3/02

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $83,000.00.

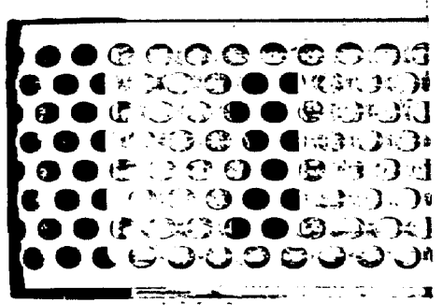
AFFIANT

Sworn to and subscribed before me, this the 27th day of March, 1998.

NOTARY PUBLIC

My Commission Expires:
2/3/02

4462 04/02 0101 03CHECK 320.10



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

RECEIVED OF _____

FOR _____

BOOK 10867 PG 676

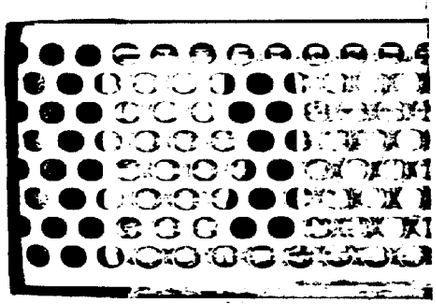
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 83000.00
CON TX 307.10
PRFEE 1.00
WDEED 12.00
TOTAL 320.10
CHECK 320.10

04/02/98 01 10:08 0001 4462

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0420298
IDENTIF. # REFERENCE

98 APR -2 AM 10:06

CLERK & MASTER
DAVIDSON COUNTY, TN.

No. 1274720