BOX

WARRANTY DEED

BOOK 10869 PG 609

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 98

Notary Public Lee E. Cranford

MY COMMISSION EXPIRES: March 25, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Derek Joseph (NAME)	Union Planters Bank, National (NAME)	MAP 93-10A
441 2nd Avenue South (ADDRESS)	P.O. Box 2926 (ADDRESS)	PARCEL #441
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Memphis, TN 38101-2926 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Larry G. Volland and wife, Nancy C. Volland

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason Derek Joseph, unmarried, Ollie James Joseph, a married man, joint tenants with the right of survivorship and not as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 441 in Howell Park, a Condominium, a Horizontal Property Regime, as shown in a plan recorded in Book 6250, Page 868, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6816, Page 411, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made.

BEING the same property conveyed to Larry G. Volland and wife, Nancy C. Volland, by deed from Haury and Smith Contractors, Inc., aka Haury & Smith Contractors, Inc., of record in Book 9784, Page 511, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

0420716
IDENTIF. & REFERENCE
98 APR -2 PM 4:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 441 2nd Avenue South, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 31st day of March 19 98

Larry G. Volland

Nancy C. Volland

9887 01 (3CHECK 40.00

BOX 15

BOOK 10869 PG 610

STATE OF ~~TENNESSEE~~ WASHINGTON

COUNTY OF PIERCE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry G. Volland and wife, Nancy C. Volland

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~ Fife, Harbor WASHINGTON, ~~Tennessee~~, this 28th day of March 19 98.

Commission expires 6/8/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

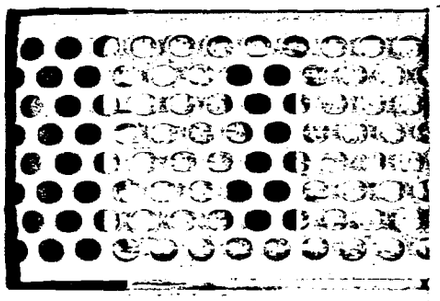
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

Warranty Deed from Larry G. Volland and wife, Nancy C. Volland, to Jason Derek Joseph and wife, Ollie James Joseph.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215



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

RECEIVED OF _____

FOR _____

BOOK 10869 PG 611

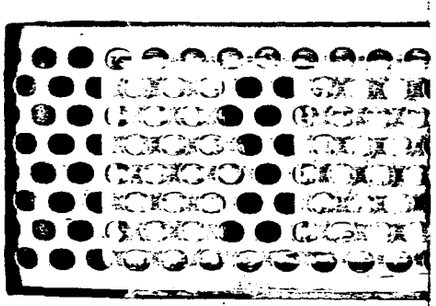
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
107000.00
CON TX 395.90
PRFEE 1.00
WDEED 8.00
TAX 404.90
CHECK 404.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/02/98 01 16:02 0001 4887



0420716
IDENTIF. ◆ REFERENCE

98 APR -2 PM 4:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1275142