BOOK 10869 PG 784

THIS INSTRUMENT PREPARED BY:
Booker & Associates, P.C.
First American Center
315 Deaderick Street, Suite 1280
Nashville, TN 37238-1280

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
James R. Larkin, Jr.	**SAME**	**92-2**
2510 Alameda Street		**392**
Nashville, TN 37209		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $53,000.00.

James R. Larkin Jr.
Affiant

Subscribed to and sworn before me this 24th day of March, 1998.

LaSonia D. Wilson
Notary Public

My Commission Expires: 3/24/2001

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars cash, in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ALVIN R. SINGH and wife, BARBRA J. SINGH, hereinafter called "GRANTOR", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said JAMES R. LARKIN, JR., unmarried, hereinafter called "GRANTEE", his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

PICK-UP

98 APR -2 PM 4:19
KEITH Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 04207748

TRACT I:

BEING the easterly 25 feet of Lot No. 70 of Block No. 2 of the Heffernan Plan which is of record in Book 161, page 138, Register's Office for said County.

SAID easterly 25 feet of Lot No. 70 fronts 25 feet on the north side of Alameda Street and extends back northwardly between parallel lines 140 feet to an alley 15 feet wide.

TRACT II:

BEING the westerly 25 feet of Lot No. 70 of Block 2 of the Heffernan Plan which is of record in Book 161, page 138, Register's Office for said County.

SAID westerly half of Lot No. 70 fronts 25 feet on the north side of Alameda Street and extends back northwardly between parallel lines 140 feet to an alley 15 feet wide.

Being the same property conveyed to Alvin R. Singh, and wife, Barbra J. Singh by Quitclaim Deed from Peggy H. Howell, Trustee of record in Book 7818, page 823, said Register's Office.

This is improved property known as 2510 Alameda Street, Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belong, to the Grantee, his successors, heirs and assigns forever. We covenant with the said Grantee that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons.

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

Witness my hand this 24th day of March, 1998.

Alvin R. Singh

Barbra J. Singh

VERIFICATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

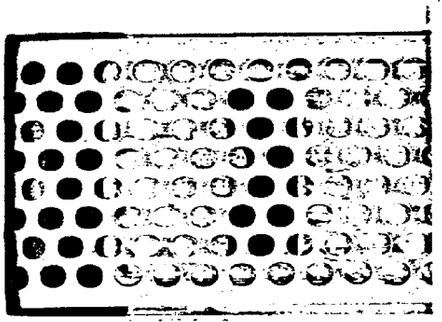
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALVIN R. SINGH and wife, BARBRA J. SINGH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 24th day of March, 1998.

Notary Public

My Commission Expires: 3/24/2001

4919 04/02 0101 03CHECK 295.10



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

RECEIVED OF _____

FOR _____ BOOK 10869 PG 786

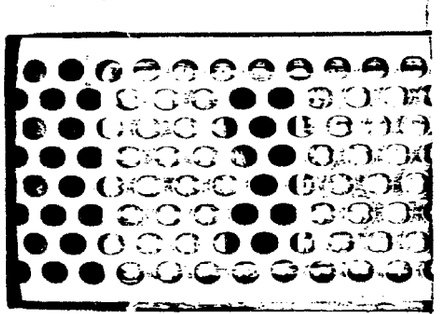
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 53000.00
CON TX 196.10
PRFEE 1.00
MTGFEE 8.00
205.10
CHECK 205.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/02/98 01 16:21 0001 4919



0420748
IDENTIF. ↑ REFERENCE

98 APR -2 PM 4:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1275174