[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Eckhardt Realty Corporation,	[NEW OWNER	[Map 92-8]
[Trustee	[	[Parcel 120.00]
[P.O. Box 1949	[	[ ]
[Brentwood, TN 37024	[	[ ]
[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont		]
[Boulevard, Suite 115, Nashville, Tennessee 37205	98-03-5025	]
[		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Albert B. Morrison and wife, Dorothy L. Morrison (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Eckhardt Realty Corporation, a Tennessee corporation, Trustee under the 512 D.B. Todd Land Trust (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 40 in Hodson's Addition to Nashville, Tennessee, a plan of which is of record in Book No. 21, page 136, Register's Office for Davidson County.

Said Lot No. 40 fronts 58 feet on the east side of Bostoc or McTyeire Street, now 19th Avenue, North and runs back between parallel lines, and with the southern margin of a 20 foot alley, 150 feet to an alley in the rear.

Being the same property conveyed to Albert B. Morrison and wife, Dorothy L. Morrison by Warranty Deed from The Caroler Partnership of record in Book 10055, page 238, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of First Union National Bank of Tennessee recorded in Book 10428 at page 600, Register's Office for Davidson County,Tennessee, which the Grantee hereby agrees to assume and pay.

This is improved property commonly known as 512 Dr. D.B. Todd, Jr. Blvd., Nashville, Tennessee 37203.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for]
[this transfer is $95,000.00.]
[ ]
[Affiant]
[Subscribed and sworn to before me this]
[3rd day of April, 1998.]
[ ]
[Notary Public]
[My Commission Expires:]
[ ]

NOTARY PUBLIC AT LARGE DICKSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 3rd day of April, 1998.

Albert B. Morrison

Dorothy L. Morrison

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Albert B. Morrison and wife, Dorothy L. Morrison, the bargainors, 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, Tennessee, this 3rd day of April, 1998.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE

042423
IDENTIF. & REFERENCE

98 APR -7 AM 8:34

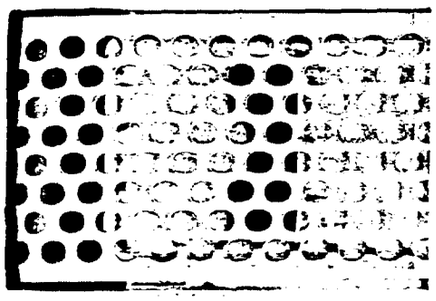
FELIX Z. ERS, REGISTER
DAVIDSON COUNTY, TN.

6736 04/07 0101 03CHECK 360-50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10875 PG 505

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

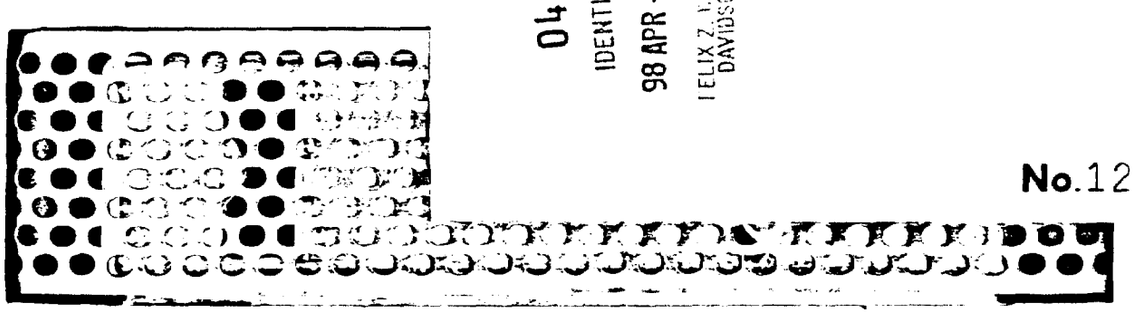
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	95000.00
CON TX	351.50
PRFEE	1.00
WDEED	8.00
TOTAL	360.50
CHECK	360.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/07/98 01 08:34 0001 6736

0422423
IDENTIF. ↑ REFERENCE
98 APR -7 AM 8:34
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.



No. 1276974