BOOK 10880 PG 790

WARRANTY DEED

Address New Owner as Follows:
Christopher D. Dirr, a single person
912 Tavistock Place
Antioch, TN 37013-1729

SEND TAX BILLS TO:
LaDonna Meuchel
2204 Lebanon Road
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY:
American Escrow Service, Inc.
P. O. Box 148148
Nashville, Tennessee 37214

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is:

$100,500.00

Julie A. O'Guin
Affiant

Subscribed and sworn to before me, this the 3rd day of April, 1998.

Donald R. O'Guin
Donald R. O'Guin Sr.,Nortary Public

My Commission Expires:
September 29, 2001

MAP AND PARCEL
Map 149-2A
Parcel 66

PICK-UP

98 APR -9 AM 11:22

042384O

IDENTIF. ↑ REFERENCE

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid by **Christopher D. Dirr,** (the "Grantee" herein) the receipt whereof is hereby acknowledged, the undersigned Grantors, **Julie Ann O'Guin and LaDonna Meuchel** (the "Grantors" herein), have this day bargained and sold, and by these presents does hereby transfer and convey unto the said **Christopher D Dirr**, his successors, heirs and assigns, a certain interest in real estate in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 96 on the Plan of Piccadilly Square, Phase 1, as of record in Book 5200, Page 720, 721 & 722, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

SAID lot fronts a total of 83.66 feet on the South side of Tavistock Place and goes back between lines 100.57 feet on the East 121.50 feet on the West to a broken line in the rear measuring a total of 70.85 feet thereon.

BEING the same property conveyed to Julie Ann O'Guin and LaDonna Meuchel by Warranty Deed from Sidney L. Brown and wife, Anita G. Brown, of record in Book 10811, Page 587, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said interest in real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever. We, the Grantors covenant with the said Grantees, 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 except as herein set forth. We, the Grantors, do further covenant and bind ourselves, our successors, heirs, assigns, and representatives, to warrant and forever defend the title to the said real estate to the said Grantees, their successors, heirs and assigns against the lawful claims of all persons whomsoever.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as are of record.

IN WITNESS WHEREOF We have hereunto set our hands on this the 3rd day of April, 1998.

Julie A. O'Guin

Julie Ann O'Guin

LaDonna Meuchel

LaDonna Meuchel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Donald R. O'Guin, Sr., a Notary Public in and for said County and State, the within named Julie Ann O'Guin and LaDonna Meuchel, the bargainors, with whom I am personally acquainted, 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.

Donald R. O'Guin

Donald R. O'Guin, Sr., NOTARY PUBLIC

My Commission Expires: September 29, 2001

DONALD R. O'GUIN SR. NOTARY PUBLIC DAVIDSON COUNTY

2273 04/09 0101 03CHECK 380-85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10880 PG 792

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	
				100500.00
			CON TX	371.85
			PRFEE	1.00
			WDEED	8.00
			TOTAL	380.85
			CHECK	380.85
04/09/98	01		11:23 0001	2273

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0423840
IDENTIF. & REFERENCE

98 APR -9 AM 11:22

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1278453