ADDRESS OF NEW OWNER:	*SEND TAX BILLS TO:*	*MAP AND PARCEL:*
Granville M. Owens, *et ux.* 152 Queens Lane Nashville, Tennessee 37218	SAME	58-14, 71

BOOK 10883 PG 792

WARRANTY DEED

For and in consideration of the sum of Ten ($10) Dollars, cash in hand paid, and good and valuable considerations, receipt of which is hereby acknowledge, We, **LOUIS J. BERNARD and wife, LOIS J. BERNARD**, herein the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto the said **GRANVILLE M. OWENS and wife, JEANETTA OWENS**, the **GRANTEES** herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in the First Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being part of Parcel 71 on Tax Map 58-14, and being more particularly described as follows:
>
> Property known as Tract No. 222-A: Beginning at an iron pin at the common rear corners of Lots 222 and 223, Enchanted Hills, Section II, as of record in Book 4460, page 184, Register's Office for Davidson County, Tennessee; thence,
>
> 1. With the common line between Lots 22 and 223 Extended, N 83 degrees, 17' 81"E, 60.44 feet to an iron pin set in the corner of parcel 71; thence,
>
> 2. With the center of Parcel 71 with a curve to the left (radius 5,729.6 feet) southeastwardly a distance of 196.87 feet to an iron pin set and having a cord bearing and distance of S 00 degrees, 44' 45"E, 196.86 feet; thence,
>
> 3. N-92 degrees, 36' 47"W, 60.69 feet to an existing iron pin, common corner of Lots 221 and 222; thence,
>
> 4. With the easterly line of Lot No. 222 with a curve to the right (radius 5,789.6 feet) northwestwardly a distance of 181.99 feet to the point of beginning and containing 11,359 square feet.
>
> Tract 222-A subject to a 20-foot easement for sanitary sewer.
>
> Being a part of the same property conveyed to Louis J. Bernard and wife, Lois J. Bernard, by deed from Enchanted Hills, Inc., of record in Book 10104, page 956, Register's Office for Davidson County, Tennessee.

This is part of the improved property known as 156 Queens Lane, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said tract 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 and 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.

WHENEVER 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 hands, this 6th day of April, 1998.

LOUIS J. BERNARD

LOIS J. BERNARD

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 LOUIS J. BERNARD and wife, LOIS J. BERNARD, the bargainor, 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 6 day of April, 1998.

NOTARY PUBLIC

My commission expires: 11/28/1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $3,500.00.

AFFIANT

SWORN to and subscribed before me, this 6 day of April, 1998.

NOTARY PUBLIC

My commission expires: 11-28-1998

THIS INSTRUMENT PREPARED BY:
FANNIE J. HARRIS
Attorney at Law
208 Third Avenue, North, Suite 500
Nashville, Tennessee 37201

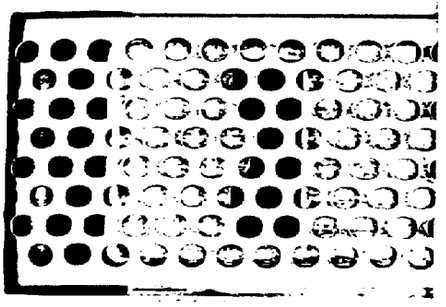
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3303 04/13 0101 03CHECK 21.95

98 APR 13 PM 2:59
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.

REFERENCE

042801



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

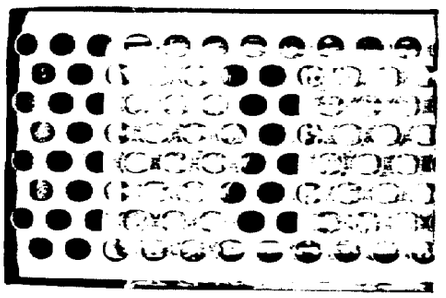
RECEIVED OF _____

FOR _____ BOOK 10883 PG 794

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 3500.00
				CON TX 12.95
				PRFEE 1.00
				MTEED 8.00
				TOTAL 21.95
				CHECK 21.95
04/13/98	01			15:00 0001 3303

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



042480 I
IDENTIFICATION REFERENCE
98 APR 13 PM 2:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1279471