This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Leon Harris
703 Powers Avenue
Nashville, Tennessee 37206

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Chase Manhattan Mortgage Corporation
6853 S.W. 18th Street,Suite 203
Boca Raton, FL 33434

MAP AND PARCEL:
MAP 87-3
PARCEL 113

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Vallean Hare and Rachel Ranellucci, unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Leon Harris, unmarried , hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> LAND in the 11th Civil District of Davidson County, Tennessee, being the easterly part of Lot No. 12 of Block "A" on the Plan of Tillman's Subdivision No. 1, as shown on plat of record in Plat Book 1130, Page 29, in the Register's Office for Davidson County, Tennessee, described according to survey made by E. R. Southgate, Surveyor, April 30, 1946, as follows:
>
> BEGINNING on the westerly margin of Powers Avenue at the corner of Lot Nos. 11 and 12; thence with the line between said two lots westwardly 160 feet to the northeast corner of property conveyed to B. D. Cummings and wife, by deed from John C. Peterson and wife, of record in Book 1710,Page 245, said Register's Office; thence with Cummings' easterly line, southwardly 70 feet to the northwest corner of property conveyed to Beatrice Wise by deed from John T.Peterson and wife, of record in Book 1679, Page 245, said Register's Office; thence with Wise's northerly line, eastwardly 160 feet to the westerly margin of Powers Avenue; thence with said Avenue, northwardly 70 feet to the beginning.
>
> Being the same property conveyed to Vallean Hare and Rachel Ranellucci, by deeds of record in Book 10068, Page 941, and Book 10406, Page 154, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 1181, Page 124, and such easements and setback lines of record in Plat Book 1130, Page 29, said Register's Office. Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 4260, Page 490, said Register's Office.

Taxes for 1998 have been pro-rated and assumed by Grantee(s).

This is improved property known as 703 Powers Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leon Harris, unmarried, his heirs and assigns, forever; and we, Vallean Hare and Rachel Ranellucci, unmarried do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of March, 1998.

Vallean Hare

Rachel Ranellucci

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Vallean Hare and Rachel Ranellucci, both unmarried 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of March, 1998.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 121,500.00.

AFFIANT

Subscribed and sworn to before me this 31st day of March, 1998.

NOTARY PUBLIC
My Commission Expires: 1/27/01

5960 04/21 0101 03CHECK 458.55

042728

IDENTIF. & REFERENCE

98 APR 21 AM 10:01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 10892 PG 161

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 121500.00	
			CON TX 449.55	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 458.55	
			CHECK 458.55	
04/21/98	01		10:02 0001 5960	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0427284
IDENTIF. ▲ REFERENCE
98 APR 21 AM 10:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1282097