SIDWELL & BARRETT, P.C.
121 1st Avenue South Suite 200
Franklin, TN 37064

BOOK 10897 PG 450

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $22,500.00 **AFFIANT** Subscribed and sworn to before me, this 20th day of April, 1998. Notary Public My Commission Expires: 3/23/2002

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Wesley D. Turner, Trustee P.O. Box 198888 Nashville, Tennessee 37219-8888	SAME	Map 136-9 Parcel 33

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BAYVIEW VENTURE, L.L.C., a Tennessee limited liability company** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WESLEY D. TURNER, TRUSTEE, with full power to sell, transfer, and convey without joinder of any beneficiary,** hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of Bayview, Section 1, of record in Book 9700, page 330, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to Bayview Venture, L.L.C., a Tennessee limited liability company, by deed from Bayview Venture, a Tennessee joint venture, of record in Book 10590, page 830, Register's Office for Davidson County, Tennessee.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This property is conveyed subject to:

1. 1998 taxes, a lien but not yet due and payable.

2. Matters shown on the Plan of record in Book 9700, page 330, Register's Office for said County.

3. Restrictive covenants of record in Book 10323, page 55, as amended in Book 10727, page 268, Register's Office for said County.

4. Landscape Agreement of record in Book 10339, page 298, Register Office for said County.

This is improved property known as 2417 Bayview Avenue, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever; and it covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all person whomsoever. Wherever 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 20th day of April, 1998.

BAYVIEW VENTURE, L.L.C.
a Tennessee limited liability company

By: _____
William M. Kottas, Jr., Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM M. KOTTAS, JR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a venturer of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 20th day of April, 1998.

_____
Notary Public

My Commission Expires NOV. 27, 1999

My Commission Expires: _____

98 APR 23 PM 1:17
DAVIDSON COUNTY, TN.

0428677
IDENTIF. & REFERENCE

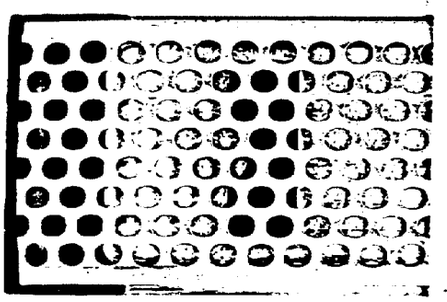
7461 04/23 01:01 03CHECK 92.25

MAIL ENV.

0090636.01

2

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



RECEIVED OF _____

FOR _____

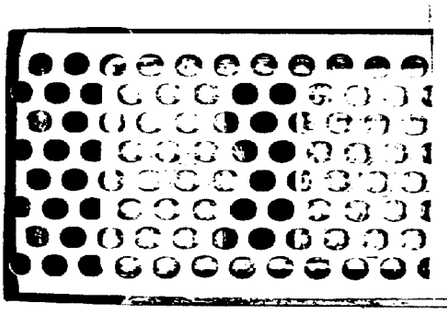
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	22500.00
CON TX	83.25
PRFEE	1.00
WDEED	8.00
TOTAL	92.25
CHECK	92.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 7461



0428677
IDENTIF. ↑ REFERENCE

98 APR 23 PM 1:16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1283584