[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Anthony R. Hagelgans	[Harbor Financial Mortgage[	]
[2516 Ashwood Avenue	[340 N. Sam Houston Prkwy	[Map 104-15]
[Nashville, Tennessee 37212	[Houston, Texas 77060	[Parcel 42.00]

[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 98-04-5029]

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, I, Marjorie German Rice, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Anthony R. Hagelgans, a single person, (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

A certain tract or parcel of real estate located at 2516 Ashwood Avenue, Nashville, Tennessee 37212 being more particularly described as follows:

Located in Davidson County, Tennesee, being the westerly one-half of Lot No. 71 on the Plan of Sunset Park of record in Plat Book 332, page 123, Register's Office of Davidson County, Tennessee.

Said west half of Lot No. 71 fronts 50 feet on the northerly side of West Ashwood Avenue and runs back between parallel lines 160.5 feet to the south line of Lot No. 90.

Being the same property conveyed to Marjorie German Rice by Quitclaim Deed from Marjorie German Rice Mason and Thomas Boult Mason of record in Book 10384, page 906, said Register's Office for Davidson County, Tennessee.

This description was 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.

This is improved property commonly known as 2516 Ashwood Avenue, Nashville, Tennessee, 37202.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for
[this transfer is $157,000.00.

Anthony R. Hagelgans
Affiant

[Subscribed and sworn to before me this
[22nd day of April, 1998.

Notary Public

[My Commission Expires: 11-24-2001

98 APR 23 PM 3:58
FELIX Z. MISSKELLEY REGISTER
DAVIDSON COUNTY, TN.

0428963
IDENTIF. & REFERENCE

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, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is 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 Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 22nd day of April, 1998.

Marjorie S. Rice
Marjorie German Rice

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 bargainor, Marjorie German Rice with whom I am personally acquainted or proved to be the person(s) whose name(s) are subscribed to the within Warranty Deed and acknowledgment that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this day 22nd of April, 1998.

NOTARY PUBLIC

My Commission Expires: 11-20-2001

7752 04/23 01:01 03CHECK 589.90

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

RECEIVED OF _____

FOR _____

BOOK 10898 PG 254

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 157000.00	
			CON TX 580.90	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 589.90	
			CHECK 589.90	
04/23/98	01		16:00 0001 7752	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0428963
IDENTIF. # REFERENCE

98 APR 23 PM 3:58

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

No. 1283875