BOOK 10904 PG 418

BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 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 $124,900.00. Virginia Brennan **Affiant** Subscribed and sworn to before me, this 27 day of April, 1998. Notary Public My Commission Expires: 4/27/99

Address New Owner As Follows: Virginia M. Brennan 4910 Dakota Avenue Nashville, TN 37209	Send Tax Bills To: SunTrust Mortgage, Inc. P. O. Box 100100 Atlanta, GA 30348	Map-Parcel Number: 091-15-0-302.00 25W 01150

9718 04/28 0101 03CHECK 471.13

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, **JAMES ALLYN LOVE, JR., UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **VIRGINIA M. BRENNAN,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 811 of Block 36 on the Plan of Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Allyn Love, Jr., by deed from Bruce C. Bouton and wife, Michelle L. Bouton, of record in Book 8639, page 990, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

This is improved property known as 4910 Dakota Avenue, Nashville, TN 37209.

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, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 27 day of April, 1998.

James Allyn Love, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

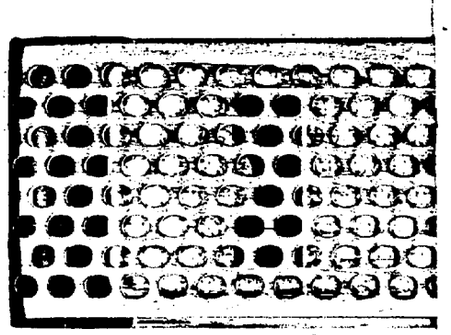
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES ALLYN LOVE, JR., UNMARRIED,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27 day of April, 1998.

Notary Public

My Commission Expires: 11/27/99

04307753
RECEIVED FOR REFERENCE
98 APR 28 PM 3:35



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

RECEIVED OF _____

FOR _____

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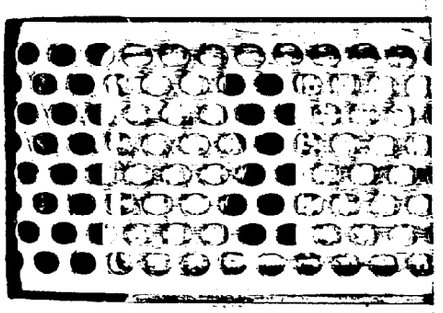
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	124900.00
CON TX	462.13
PRFEE	1.00
WDEED	8.00
TOTAL	471.13
CHECK	471.13

04/28/98 01 15:37 0001 9718

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0430753
IDENTIF. & REFERENCE
98 APR 28 PM 3:35
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1285815