Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Candi M. Elkins 5110 Georgia Avenue Nashville, TN 37209	Map 091-11 Parcel 219	same
This instrument prepared by: Kevin T. Sommers, Attorney at Law 404 North Main Street, P.O. Box 399, Kingston Springs, TN 37082 Mail		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One and NO/100 DOLLARS ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Nell Suggs Buckner, by and through her lawful conservator, James K. Suggs** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Candi M. Elkins** (the "Grantee"), Grantee's heirs, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

Being Lots Nos. 1021 and 1023 of Block No. 157, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Cheatham County.

Said Lots Nos. 1021 and 1023 front together 60 feet on the northerly side of Georgia Avenue and run back parallel lines, with the easterly margin of 62nd Avenue North, formerly 11th Street, 150 feet to an alley.

Being the same property conveyed to James W. Buckner and wife, Nell Suggs Buckner, by deed of record in Book 1491, page 587, said Register's Office. James W. Buckner is since deceased. James K. Suggs was appointed conservator of Nell E. Buckner, being the same person as Nell Suggs Buckner, by the Probate Court in Davidson County, Tennessee on February 28, 1998 by Order in MB, 427, 361 and an Order was entered by the Probate Cout in Davidson County, Tennessee on March 9, 1998 of record in MB 427, 691 authorizing the sale of the Property by Conservator James K. Suggs.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

0862 04/30 0101 03CHECK 145.90

1. Real estate taxes for the current year.

2. All matters in the Plan of record at Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

This is improved property, known as 5110 Georgia Avenue, Nashville, Tennessee.

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $37,000.00.

Candi Elkins
Affiant

Subscribed and sworn to before me this 25th day of April, 1998.

Kevin T. Sommers
Notary Public
My Commission Expires: 10-28-2000

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs, successors and assigns, forever.

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs, successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 25th day of April, 1998.

Nell Buckner by James K Suggs

Nell Suggs Buckner, by and through her conservator
James K. Suggs

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **James K. Suggs**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the instrument as conservator for Nell Suggs Buckner for the purposes therein contained.

Witness my hand and official seal at Kingston Springs, Tennessee, this 25th day of April, 1998.

Kevin T Lemmon

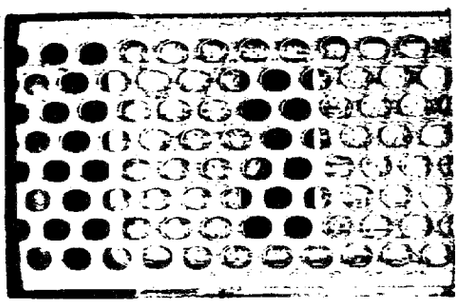
Notary Public
My Commission Expires: 10-28-2001

NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

0431865
IDENTIF. & REFERENCE

98 APR 30 PM 3:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____ BOOK 10909 PG 152

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

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

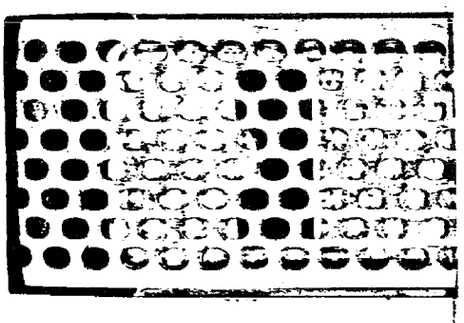
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DAMT 37000.00
CON TX 136.90
PRFEE 1.00
WDEED 8.00
TOTAL 145.90
CHECK 145.90

04/30/98 01 15:11 0001 0862

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0431865
IDENTIF. ◆ REFERENCE

98 APR 30 PM 3:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1286947