THIS INSTRUMENT PREPARED BY:

Mail

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 109,000.00

Affiant

Subscribed and sworn to before me, this 30th day of April 1998

Notary Public

My Commission Expires: 9-24-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DAVID E. ROSS 1621 A & B Russell Street Nashville, Tennessee 37206	SAME	MAP 83-14 PARCEL 43

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINE THOUSAND AND NO/100-------- ---------- ($ 109,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s , the receipt of which is hereby acknowledged, we , KENNETH G. SLEEPER AND WIFE, SUSAN D. PEDIGO hereinafter called the Grantors , have bargained and sold, and by these presents do transfer and convey unto DAVID E. ROSS, married, and RACHAEL L. ROSS, unmarried, and REBEKKAH A. ROSS, unmarried, as Joint Tenants With Right of * hereinafter called the Grantee s , their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 34 in the Lindsley Subdivision of the Chadwell Tract as of record in Book 2, page 24, Chancery Court at Nashville.

SAID Lot No. 34 fronts 50.0 feet on the north side of Russell Street and extends back between parallel lines 160.0 feet to an alley in the rear.

BEING the same property conveyed to Kenneth G. Sleeper and wife, Susan D. Pedigo, by deed from Custom Renovations, Inc., a Tennessee corporation, of record in Book 9717, page 812, Register's Office for Davidson County, Tennessee.

*Survivorship

MAIL ENV.

98 MAY -4 PM 2:47
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
04330 91

This is improved property known as 1621 A & B Russell Street, Nashville, Tennessee 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 GRANTEE s , their heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Lindsley Subdivision of the Chadwell Tract of record in Book 2 , page 24 , Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 30th day of April, 19 98.

KENNETH G. SLEEPER

SUSAN D. PEDIGO

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 KENNETH G. SLEEPER AND WIFE, SUSAN D. PEDIGO, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 19 98.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

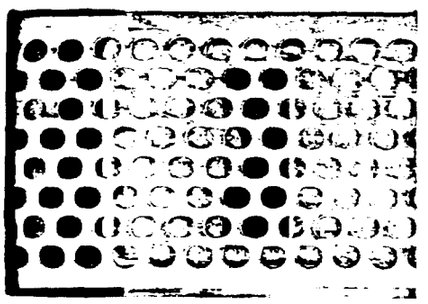
2171 05/04 0101 03CHECK 412-30

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10913 PG 900

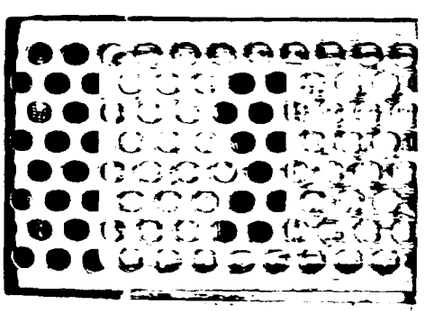
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 109000.00
CON TX 403.30
PRFEE 1.00
WDEED 8.00
TOTAL 412.30
CHECK 412.30

05/04/98 01 14:50 0001 2171

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0433091

IDENTIF. # REFERENCE

98 MAY -4 PM 2:47

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

No. 1288242