ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
James E. Donovan and wife,	New Owner	
Judith L. Donovan		Map 103-3
701 Florence Drive		Parcel 243.00
Park Ridge, IL 60068-2103		
This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205		98-05-5098

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, Mark W. Grones and wife, Angela Grones (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto James E. Donovan and wife, Judith L. Donovan (The "Grantees"), Grantees'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:

Being Lot No. 8 of Block 10 on the Map of Sylvan Park, of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the northerly side of Nebraska Avenue, formerly 8th Avenue, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Mark W. Grones and wife, Angela Grones by Quitclaim Deed from William E. Gibson, Trustee, of record in Book 7570, page 221, Register's Office for Davidson County, Tennessee.

This description is 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 4702 Nebraska Avenue, Nashville, Tennessee, 37209.

STATE OF TENNESSEE
COUNTY OF COUNTY

The actual consideration or value, whichever is greater for this transfer is $122,000.00.

Kevin R Donovan
Affiant

Subscribed and sworn to before me this 15th day of May, 1998

Notary Public

My Commission Expires: 11-24-2001

98 MAY 19 PM 12:28

0439862

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 Grantees, Grantees's heirs and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are 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 Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, Grantees'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 15th day of May, 1998.

Mark W. Grones
Mark W. Grones

Angela Grones
Angela Grones

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 Mark W. Grones and wife, Angela Grones, the bargainors, 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 at Nashville, Tennessee this 15th day of May, 1998.

Notary Public

My Commission Expires: 11-24-2001

9385 05/19 0101 03CHECK 460.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10937 PG 904

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 122000.00
CON TX 451.40
PRFEE 1.00
WDEED 8.00
TOTAL 460.40
CHECK 460.40

05/19/98 01 12:29 0001 9385

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0439862
IDENTIF. & REFERENCE

98 MAY 19 PM 12:28

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1295369