THIS INSTRUMENT PREPARED BY:

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

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 264,000.00

Mark Geoffrey MacDonald
by Katherine A. Daniels
Affiant

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

Notary Public

My Commission Expires: 6-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MARK GEOFFREY MACDONALD 1404 Beechwood Avenue Nashville, Tennessee 37212	SUNTRUST BANK, NASHVILLE, N.A. P.O. Box 305110 Nashville, Tennessee 37230	MAP 105-13 PARCEL 135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SIXTY FOUR THOUSAND AND NO/100-- ($ 264,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, LAURA GRIFFIN, MARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto MARK GEOFFREY MACDONALD AND WIFE, KATHERINE ANNE DANIELS 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. 1 on the Plan of Washer's Subdivision of record in Book 3106, page 87, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 50.0 feet on the northerly margin of Beechwood Avenue and extends back, between parallel lines, 188.0 feet to an alley.

BEING the same property conveyed to Laura Vaughan, unmarried, by deed from James Ellis Criner, Jr., unmarried, of record in Book 8839, page 156, Register's Office for Davidson County, Tennessee; the said Laura Vaughan having since married and is now known as Laura Griffin.

Gwyn Thomas McLain Griffin, spouse of Laura Griffin, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 1404 Beechwood Avenue, Nashville, Tennessee 37212

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 COVENANT s with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, has 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 Washer's Subdivision of record in Book 3106, page 87, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s herself___, her___ 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 I have hereunto set my hand on this the 15th day of May, 19 98.

LAURA GRIFFIN

GWYN THOMAS MCLAIN GRIFFIN

MITCHELL A. WATTS 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 LAURA GRIFFIN and GWYN THOMAS MCLAIN GRIFFIN, 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 15th day of May, 19 98.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

9668 05/20 0101 03CHECK 985.80

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

04401 35
IDENTIFICATION REFERENCE
98 MAY 20 AM 9:41
REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 10939 PG 21

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 264000.00
CON TX 976.80
PRFEE 1.00
WDEED 8.00
TOTAL 985.80
CHECK 985.80

05/20/98 01 09:42 0001 9668

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0440135
IDENTIF. ↑ REFERENCE

98 MAY 20 AM 9:41

REGISTER
DAVIDSON COUNTY, TN

No. 1295652