BOOK 10942 PG 692

286966
Box 35

This Instrument Was Prepared By:
Edwin S. Pyle, Esq.
Wyatt, Tarrant & Combs
Suite 1500, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP/PARCEL
Kathleen L. Gould and Steven K. Hanks 2504 W. Linden Avenue Nashville, Tennessee 37212	SAME	Map 104-15 Parcel 123

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BROADWAY PROPERTIES, L.P., a Tennessee limited partnership (the "Grantor") has bargained and sold, and by these presents do transfer and convey unto Kathleen L. Gould and Steven K. Hanks, husband and wife (the "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in the First Civil District, Nashville, Davidson, Tennessee more particularly described as follows:

BEING Lot No. 3 on the Plan of Sunset Park Subdivision of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 100.0 feet on the North side of West Linden Avenue, formerly Sunset Avenue, and extends back between lines 161.0 feet on the East line and 161.3 feet on the West line to a dead line on which it measures 100.0 feet.

BEING the same property conveyed to Broadway Properties, L.P., by Warranty Deed from Chloe V. Waskanin of record in Book 10580, page 416, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2504 W. Linden Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs, successors and assigns forever and Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, with the exception of all matters shown on the Plan of Sunset Park Subdivision of record in Book 332, page 132, Register's Office for Davidson County, Tennessee, all other matters of record, if any, and real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees and Grantor does further covenant and bind itself and its representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, it has caused this instrument to be executed by its duly authorized representative on this 21st day of May, 1998.

BROADWAY PROPERTIES, L.P.

By: Donna Pruitt 0735 05/22 0101 03CHECK 983.30
Donna Pruitt, Authorized Representative of TGFT, Inc.,
General Partner of Broadway Properties, L.P.

044149
RECEIVED & REFERENCE
98 MAY 22 AM 9:32
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared DONNA PRUITT with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the authorized Representative of TGFT, Inc., the General Partner of Broadway Properties, L.P., and that she as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership by herself as Authorized Representative of TGFT, Inc., the General Partner.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of May, 1998.

Christine T. Crook
Notary Public

My Commission Expires: 9/23/00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $263,325.00.

Kathleen S. Gould
Affiant

Subscribed and sworn to before me,
this the 21st day of May, 1998.

Linda V. Jones
Notary Public

My Commission Expires:

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires SEPT. 8, 2001

H:\CC\PYLE\LINDEN.DED.WPD

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

RECEIVED OF _____

FOR _____

BOOK 10942 PG 694

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
263325.00
CON TX 974.30
PRFEE 1.00
WDEED 8.00
TOTAL 983.30
CHECK 983.30
05/22/98 01 09:33 0001 0735

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0411149
IDENTIF. # REFERENCE
98 MAY 22 AM 9:32
REGISTER
DAVIDSON COUNTY, TN.

No.1296707