Pick of

This instrument prepared by:
Dodson. Parker & Behm, P.C.
400 Realtors Bldg., 306 Gay St.
P. O. Box 198806
Nashville, TN 37219-8806
(615) 254-2291

10952:284

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL NO.:
WILLIAM S. DOWNA GEORGE COOK 125 Lyle Lane Nashville, Tennessee	SAME	MAP 106-14 PARCEL 159

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable considerations paid, ROGER SCOTT WAYNICK, has this day bargained and sold and does hereby transfer and convey unto WILLIAM S. DOWNA AND GEORGE COOK, their successors, heirs and assigns, certain real estate located in Davidson County, Tennessee, being further described as follows:

> Land in Davidson County, Tennessee, being Lot No. 12 on the Revised Plat of Lots 10, 11, and 12, Commercial Park South, of record in Book 5060, Page 153, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Roger Scott Waynick by Quitclaim Deed from June P. Waynick, Successor Trustee, of record in Book 9450, page 88, Register's Office for Davidson County, Tennessee.

This conveyance is subject to existing building restrictions, conveyances, zoning ordinances, and all matters shown on the Plan of record in Plat Book 5060, page 153, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Subscribed and sworn to before me this the 29th day of May, 1998.

Affiant

Notary Public

My Commission Expires: 11/28/98

This is improved property, known as 125 Lyle Lane, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, as conveyed herein, with the appurtenances, estate, title and interest belonging to the said WILLIAM S. DOWNA AND GEORGE COOK, their successors, heirs and assigns, forever.

I, ROGER SCOTT WAYNICK covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, subject only to existing building restrictions, zoning ordinances, and easements of record. I further covenant and bind my heirs and representatives to warrant and forever defend the title to said real estate to the said WILLIAM S. DOWNA AND GEORGE COOK, their successors, heirs and assigns against the lawful claims of all persons.

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NANCY A. WAYNICK, wife of ROGER SCOTT WAYNICK, hereby joins in the execution of this warranty deed to convey any and all marital interest which she may have in this property, if any.

WITNESS my hand this the 29th day of May, 1998.

ROGER SCOTT WAYNICK

NANCY A. WAYNICK

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this the 29th day of May, 1998, before me, the undersigned, personally appeared Roger Scott Waynick and wife, Nancy A. Waynick, personally known to me, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal, at office in Nashville, Tennessee, this the 29th day of May, 1998.

Notary Public

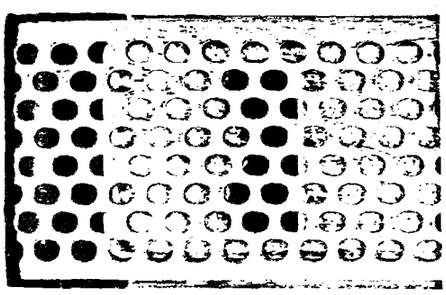
My Commission Expires: 11/28/98

NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

3352 05/29 0101 03CHECK 601.00

0443632
RECEIVED FOR REFERENCE
99 MAY 29 PM 4:01
REGISTER
DAVIDSON COUNTY, TN.

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



RECEIVED OF _____

FOR _____

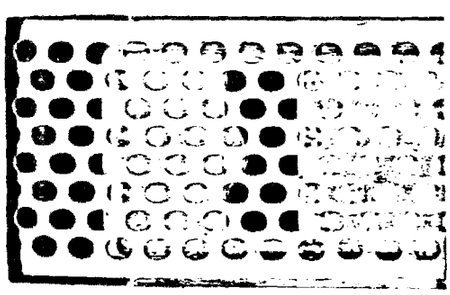
BOOK 10952 PG 286

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 160000.00
CON TX 592.00
PRFEE 1.00
WDEED 8.00
TOTAL 601.00
CHECK 601.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/29/98 16:43:00:01 3352



0443632
IDENTIF. & REFERENCE
98 MAY 29 PM 4:02
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1299297