BOOK 10958 PG 350

Box - CH

Prepared By:
Manatt, Phelps & Phillips, LLP
1233 Seventeenth Avenue South
Nashville, Tennessee 37212
615/327-1844

WARRANTY DEED

ADDRESS NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP-PARCEL:**
KAH Realty, L.L.C. 1016 17th Avenue South Suite 1 Nashville, Tennessee 37212-2202	SAME	Map 104-4D Parcels 15 & 16

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rosanne Cash, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto KAH Realty, L.L.C., a Tennessee limited liability company, the GRANTEE herein, its successors and assigns, a certain tract of land in Nashville, Davidson County, Tennessee, described on Exhibit A attached hereto.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

GRANTORS covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for the following: Master Deed of Lincoln Court Homeowners Association of record in Book 6942 page 585, amended in Book 7357, page 854, Register's Office for Davidson County, Tennesse, and the by-laws appended therto of record in Book 6942, page 619, said Register's Office and Permanent Utility Easement of Record in Book 4577, Page 599, said Register's Office..

GRANTOR further covenants and bind herself, her heirs and representatives to warrant and defend the title to the said land to the GRANTEE, its assigns and successors, against the lawful claims of all persons whomsoever.

4954 06/02 0101 03CHECK 646.00

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 29 day of May, 1998.

Rosanne Cash

Rosanne Cash

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ACKNOWLEDGMENTS

STATE OF New York)

COUNTY OF New York)

Personally appeared before me, a Notary Public in and for said County and State, ROSANNE CASH, the within named Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in NY, Ny, this the 25 day of May, 1998.

NOTARY PUBLIC

HELEN ANN LALLY
Notary Public, State of New York
No. 01LA5017192
Qualified in New York County
Commission Expires Aug. 30, 1999

MY COMMISSION EXPIRES:

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is one hundred seventy thousand Dollars and No/100 ($170,000.00)..

AFFIANT

SWORN AND SUBSCRIBED to before me this 1st day of June, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

1-26-02

EXHIBIT A

Tract I

Land in Davidson County, Tennessee, being Unit No. 3, 1016 17th Avenue, South on the Plan of LINCOLN COURT HOMEOWNERS ASSOCIATION, as described in Master Deed of record in Book 6942, page 585, a plat of same being attached as Exhibit C thereto, amended by First Amendment to the Master Deed of record in Book 7457, page 854, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rosanne Cash, unmarried by deed from Gary Haber, Trustee, of record in Book 9677, page 44, Register's Office for Davidson County, Tennessee.

Tract II

Land in Davidson County, Tennessee, being Unit No. 4, 1016 17th Avenue, South on the Plan of LINCOLN COURT HOMEOWNERS ASSOCIATION, as described in Master Deed of record in Book 6942, page 585, a plat of same being attached as Exhibit C thereto, amended by First Amendment to the Master Deed of record in Book 7357, page 854, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roseanne Cash by deed from Rodney J. Crowell and Rosanne Cash Crowell, Trustees (and their successors in trust) of the Crowell Family Trust UTA dated 2/10/88 of record in Book 10958 page 347, Register's Office for Davidson County, Tennessee.

Tracts I and II are not and have never been the principal residence of the Grantor.

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IDENTIFICATION REFERENCE
98 JUN -2 PM 4:28
REGISTER
DAVIDSON COUNTY, TN