[ADDRESS NEW OWNER:]	[SEND TAX BILL TO:]	[MAP-PARCEL NOS.]
[Jaan P. Sturgis	[NEW OWNER	[MAP and PARCEL
[1503 Lischey Ave.		
[~~2421 Inga Street~~		[72-13 107.00
[Nashville, TN ~~37206~~ 37207		

[This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
[P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Estate of Fendrix B. Williams, by and through its duly appointed and authorized Executor, Terry Wayne Williams,** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jaan P. Sturgis, a single person** (the "Grantees"), Grantees' successors 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. 34 on the map of Springdale Subdivision, as of record in Book 974, Page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 50 feet on the westerly side of Inga Street and runs back 137 feet on the northerly line and 142 feet on the southerly line to the easterly margin of the L. & N. Railroad right-of-way, measuring 50.25 feet thereon.

Being the same property conveyed to Fendrix B. Williams and wife, Mary Louise Williams, by deed from Bessie E. Staggs, a widow, of record in Book 3762, Page 413, Register's Office for Davidson County, Tennessee. The said Mary Louise Williams having since died leaving Fendrix B. Williams as the sole surviving tenant by the entirety. By Last Will & Testament of Fendrix B. Williams in Will Book 216, Page 109, Docket No. 97P-1546, Probate Court Clerk's Office for Davidson County, Tennessee, Terry W. Williams, Executor of subject estate, was authorized to convey subject property on behalf of the estate of Fendrix B. Williams.

This is property with a common address of 2421 Inga Street, Nashville, TN 37206.

PROPERTY CONVEYED "AS IS".

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property Taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The plan of record in Book 974, Page 18, said Register's Office, and all matters therein; 3) Easement for construction and maintenance of outfall sewer to State of Tennessee of record in Book 4262, Page 808, said Register's Office.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $57,000.00

Jaan P. Sturgis
Affiant

[Subscribed and sworn before me this 4th day of June, 1998.

Notary Public

[My Commission Expires: ~~6/21/99~~ 3/23/2002

CINDY S. SMITH NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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' successors 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 herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

Jimmy Scott Williams and Terry Wayne Williams hereby join in this conveyance to convey any and all interests they may have in said property including but not limited to any rights they may have in said property by virtue of the Last Will and Testament of Fendrix B. Williams. Both of whom hereby warrant that they have never lived in said property as a married person.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **4th** day of **June, 1998**.

ESTATE OF FENDRIX B. WILLIAMS

Terry W. Williams, Executor

Terry W. Williams, Executor

Terry Wayne Williams

Terry Wayne Williams

Jimmy Scott Williams

Jimmy Scott Williams

7082 06/05 0101 03CHECK 219.90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a notary public in and for said county and state, personally appeared **TERRY W. WILLIAMS,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the Executor of the Estate of Fendrix B. Williams, the within named bargainor, and that he as such Executor, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate of Fendrix B. Williams by himself as Executor.

Witness my hand and official seal at office this **4th** day of **June, 1998**.

Notary Public
My Commission Expires: 3/28/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

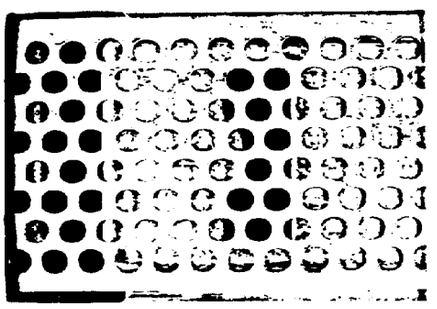
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named **Terry Wayne Williams and Jimmy Scott Williams**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of June, 1998.

Notary Public
My Commission Expires: 3/28/2002

044711 6
IDENTIF. & REFERENCE
File No. 9805-098.wd

98 JUN -5 PM 3:04
FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

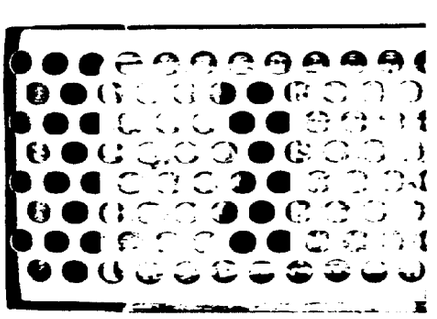
FOR _____

BOOK 10965 PG 682

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 57000.00
				CON TX 210.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 219.90
				CHECK 219.90
			06/05/98 01	15:07 0001 7082

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0447116
IDENTIF. # REFERENCE

98 JUN -5 PM 3:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1302981