Box 58A

BOOK 10971 PAGE 304

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: November 24, 2001
(AFFIX SEAL)

PAULA M. THOMPSON NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE CIRCUIT

THIS INSTRUMENT WAS PREPARED BY
COMBOS & ASSOCIATES, P.C., 315 Deaderick Street, Suite 1430, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee R. Selby	NEW OWNER	MAP 120
(NAME)	(NAME)	
216 Pineway Drive	313 Pineway Drive	GROUP 10
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville TN 37217	PARCEL 79
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John W. Ellis and Brenda S. Standifer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lee R. Selby and wife, Marsha L. Selby

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

That certain lot of land located in the 2nd Court District in Davidson County, beginning on the easterly margin of Pineway Drive at the N. W. corner of the lot herein described; thence S 66 deg. 58' E 163.4' with the common line between the property conveyed to Kayo Oil Company by warranty deed recorded in Book 5671, page 132, R.O.D.C.; thence S 23 deg. 2' W 293.3'; thence N 57 deg. 58' W 184.3' to a concrete monument in the easterly margin of Pineway Drive; thence with the easterly margin of Pineway Drive, in a northerly direction around a curve to the left 138.4', said curve having a radius of 525 feet, to a concrete monument in the end of said curve; thence continuing with the easterly margin of Pineway Drive, N 23 deg. 2' E 125.0 feet to a point of beginning.

Being the same property conveyed to John W. Ellis and Brenda S. Standifer by quitclaim deed from Federal Deposit Insurance Corporation, of record in Book 7551, page 358, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used in the prior Deed.

This property conveyance is made subject to any and all restrictive covenants and/or easements running with the land and taxes for the current year which have been prorated and assumed by the Grantee.

This is not and never has been the primary residence of the Grantors.

98 JUN 10 PM 1:27
ELIAS MATTHEWS REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0448628

unimproved ( )
This is improved (X) property, known as 216 Pineway Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness our hand s this 5th day of June 19 98

John W. Ellis

Brenda S. Standifer

BOOK 10971 PG 305

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 John W. Ellis and Brenda S. Standifer

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 at Nashville, Tennessee, this 5th day of June 19 98.

Commission expires November 24, 2001

Paula M. Thompson
Notary Public

PAULA M. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF

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(s) 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 _____.

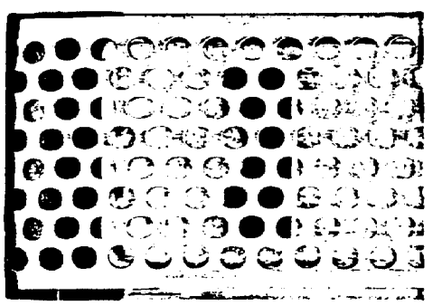
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

8702 06/10 01:01 03CHECK

696-28



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10971 PG 306

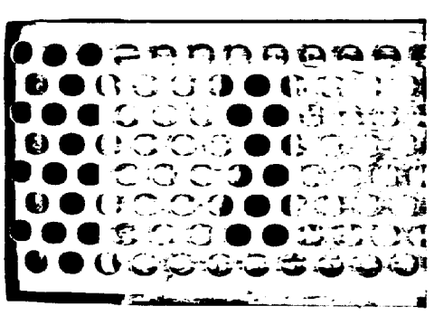
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
185750.00
CON TX 687.28
PRFEE 1.00
WDEED 8.00
TOTAL 696.28
CHECK 696.28

06/10/98 01 13:26 0001 8702

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0448628
IDENTIF. & REFERENCE

98 JUN 10 PM 1:27
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1304587