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This Instrument was Prepared By:

Carolyn F. Piphus
Attorney at Law
SMITH & HIRSCH
619 Woodland Street
Nashville, TN 37206

The Name and Address of the new owner(s) are:

Sylvia D. Wright
160 East Drive
Hendersonville, TN 37075

Map-Parcel 82-4-49

WARRANTY DEED

THIS DEED made and entered into the 11th day of June, 1998 between Ernestine Delores Nixon, Clarence Parker, Regina Parker, and Sharon Parker, hereinafter called "Grantors," and Sylvia D. Wright, hereinafter called "Grantee."

WITNESSETH:

That for and in consideration of the sum of Ten Thousand Dollars ($10,000.00), cash in hand paid, by Sylvia D. Wright hereinafter called "Grantee" and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Ernestine Delores Nixon, Clarence Parker, Regina Parker, and Sharon Parker, hereinafter called "Grantors", have this day bargained and sold and by these presents do hereby sell, transfer, convey and deed unto Grantee, her successors and assigns, the following described real property situated in Civil District of Davidson County, Tennessee, and better described as follows, to-wit:

> Land in Davidson County, Tennessee being the north 18 feet of Lot No. 227 and the south 22 feet of Lot No. 228 on the Map of Oakwood Park, of record in Book 421, page 12, Register's Office for said County.
>
> Said parts of said lots front together 40 feet on the easterly side of North 7th Street and run back between parallel lines 165 feet to an alley.
>
> Being the same property conveyed to Ernest Christman and wife, Geneva P. Christman by warranty deed dated August 23, 1961, recorded in Book 3277 page 549, Register's Office for Davidson County, Tennessee. Ernest Christman having predeceased Geneva P. Christman, and the same Geneva P. Christman having since died intestate on January 4, 1988, in Davidson County, Tennessee. The grantors herein are her heirs at law who join in this transaction to convey whatever interest they may possess according to law.
>
> This is improved property known as 1109 North 7th Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging unto the said Grantee, her successors and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of the said land in fee simple, have a good and perfect right to convey the same, and the same is free and clear of all encumbrances, unless otherwise herein set out; and we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title in the said real property to the said Grantee, her 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, the GRANTORS have hereunto set their signatures this day and date first above written.

Ernestine Delores Nixon

Clarence Parker

Regina Parker

Sharon Parker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Renard Hirsch, Sr., a Notary Public, in and for the said State and County, ERNESTINE DELORES NIXON, CLARENCE PARKER, REGINA PARKER and SHARON PARKER, grantors, 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 seal, at office, this the 11th day of June, 1998.

Notary Public

My Commission Expires: My Commission Expires SEPT. 18, 1999

The actual consideration or value whichever is greater, for this transfer is $10,000.00. Subscribed and sworn before me, this 11th day of June, 1998.

Affiant

Notary Public

My Commission Expires: My Commission Expires SEPT. 18, 1999

MAIL TAX BILLS TO: Sylvia D. Wright
160 East Drive
Hendersonville, TN 37075

98 JUN 12 PM 2:49

0450041

INDEXING REFERENCE

06/12 01:01 03CHECK

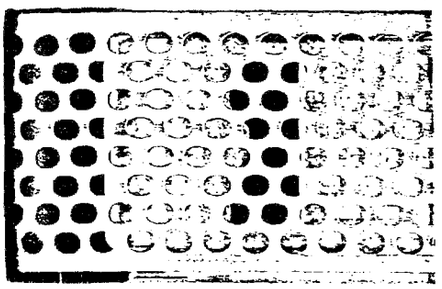
46.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

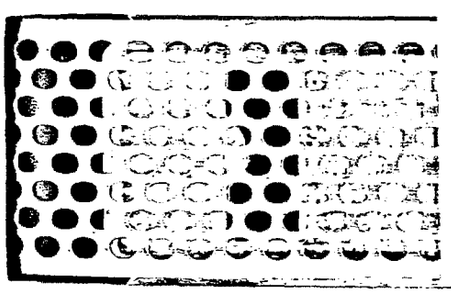
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	10000.00
CON TX	37.00
PRFEE	1.00
WDEED	8.00
TOTAL	46.00
CHECK	46.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0250



0450041

IDENTIF. & REFERENCE

98 JUN 12 PM 2:49

No. 1306122