THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

mail

STATE OF TENNESSEE) BOOK 10982 PG 600
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 23,250.00

Greg Benning
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 15th day of June 1998

Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
The 1608 Eastland Avenue Trust 1608 & 1610 Eastland Avenue Nashville, Tennessee 37206	The 1608 Eastland Avenue Trust P.O. Box 120591 Nashville, Tennessee 37212	MAP 83-6 PARCELS 328 & 329

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY THREE THOUSAND TWO HUNDRED FIFTY AND NO/100---------- ($ 23,250.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, THOMAS M. KING AND WIFE, DOROTHY JUANITA KING hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto The 1608 Eastland Avenue Trust hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

2636 06/18 0101 03CHECK 99.03

(As to Tract II only)
DOROTHY JUANITA KING, spouse of Thomas M. King, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

0452254
IDENTIF. ↑ REFERENCE

98 JUN 18 PM 12:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 1608 & 1610 Eastland Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of George Shield's East End Subdivision of record in Book 57, page 112, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 15th day of June, 19 98.

Thomas M. King
THOMAS M. KING

Dorothy Juanita King
DOROTHY JUANITA KING

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 THOMAS M. KING AND WIFE, DOROTHY JUANITA KING, 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 this 15th day of June, 19 98.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of George Shield's East End Subdivision, as of record in Book 57, page 112, said Register's Office.

Said Lot No. 5 fronts 50 feet on the south side of Eastland Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Thomas M. King and wife, Dorothy Juanita King, by deed from W. E. Stevens and wife, Eva Mai Stevens, of record in Book 2290, page 533, Register's Office for Davidson County, Tennessee.

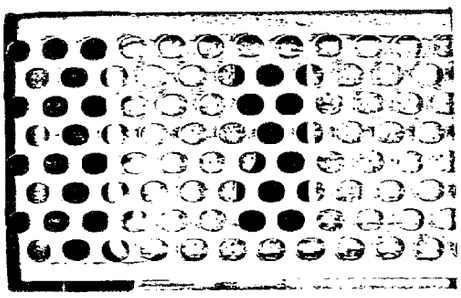
TRACT II:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of George Shield's East End Subdivision, as of record in Book 57, page 112, said Register's Office.

Said Lot No. 6 fronts 50 feet on the southerly side of Eastland Avenue and runs back between parallel lines with the westerly margin of Rudolph Avenue, 150 feet to an alley.

Being the same property conveyed to Thomas M. King by deed from E. M. Shepherd, Jr. Conservator of record in Book 4593, page 113, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



OFFICIAL RECEIPT

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

RECEIVED OF _____

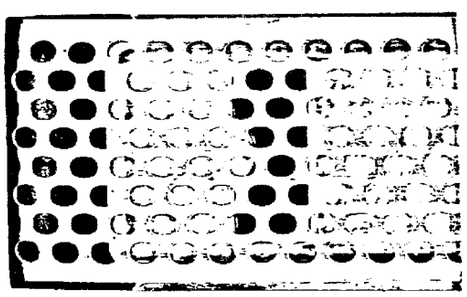
FOR _____

BOOK 10982 PG 603

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 23250.00	
			MOR TX 86.03	
			ERR CO	
			MOR TX 86.03-	
			CON TX 86.03	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 99.03	
			CHECK 99.03	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2636



0452254
IDENTIF. & REFERENCE
98 JUN 18 PM 12:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1308477