BK/10982PG619

THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 119,000.00

Sarah Elizabeth Masen
Affiant

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

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

Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JAMES DAVID DARK 919 Bradford Avenue Nashville, Tennessee 37204	MIGLP, LIMITED PARTNERSHIP 320 N. Cedar Bluff Road #200 Knoxville, Tennessee 37923	MAP 105-13 PARCEL 339

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETEEN THOUSAND AND NO/100---------- ($ 119,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, D.J. CLARK, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto JAMES DAVID DARK AND SARAH ELIZABETH MASEN, BOTH UNMARRIED hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 35 on the Map of Waldkirch's Subdivision of Lots Nos. 8 and 9 in W.L.B. Lawrence Plan of Lots as of record in Book 421, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to D.J. Clark ~~by~~ deed from Sherrie C. Redmond, Joseph D. Cowan, James E. Venson (sole heir at law of Sandra C. Venson), Cathy Y. Cowan Clayborn, Vicky C. Taylor and Qiana Cowan Redmond, the sole devisees under the Will of Mary A. Cowan of record in Book 10244, page 768, Register's Office for Davidson County, Tennessee.

0452258
IDENTIF. ↑ REFERENCE

98 JUN 18 PM 12:33
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 919 Bradford Avenue, Nashville, Tennessee 37204

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 s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, ha s 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 Waldkirch's S/D of Lots in W.L.B. Lawrence Plan of record in Book 421, page 90, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, their__ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my__ hand___on this the __15th__ day of ____June_____, 19 98 .

D.J. Clark

D.J. CLARK

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 D.J. CLARK, UNMARRIED, the 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 official seal this ___15th_ day of ____June_____ , 19 98 .

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

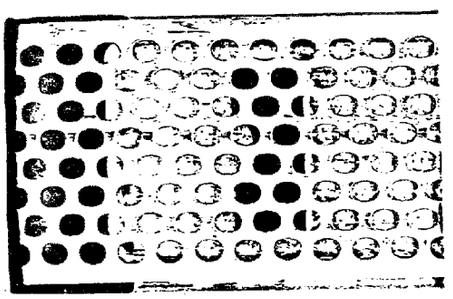
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation, 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

2640 06/18 0101 03CHECK 449.30



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

RECEIVED OF _____

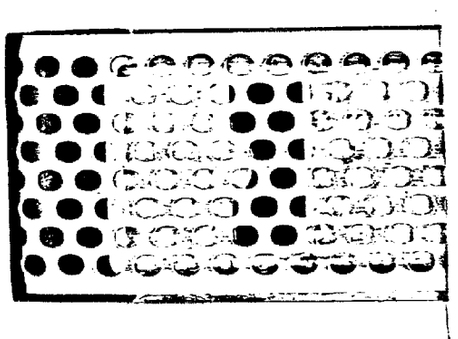
FOR _____

BOOK 10982 621

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	119000.00
			CON TX	440.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	449.30
			CHECK	449.30
06/18/98	01	12:36	0001	2640

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0452258
IDENTIF. & REFERENCE

98 JUN 18 PM 12:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1308481