This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Tusca R.S. Alexis
108 Massman Manor Drive
Nashville, TN 37217

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 150
PARCEL 108
2DX-02508

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Helon C. Eller, a widow, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tusca R.S. Alexis, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by L. D. Justice, July 11, 1945, as follows:

BEGINNING at a point in the center line of Hamilton Church Road at the southwest corner of the property conveyed to Richard Thompson and wife by deed from Henry Thomas Chilton and wife, of record in Book 1491, Page 359, said Register's Office; thence with Thompson's west line N8°45'E, 252 feet, more or less, to a point; thence N85°40'W, 100 feet to a point; thence S8°45'W, 250 feet, more or less, to the center line of Hamilton Church Road; being 100 feet east of the southeast corner of the Palmer property; thence with the center line of said road, S84°50'E, 100 feet to the beginning.

Being the same property conveyed to William R. Eller and wife, Helon C. Eller, by deed from Donnie Jenkins and wife, Wilma Jenkins of record in Book 4618, Page 526, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Taxes for 1998 have been pro-rated and assumed by Grantee(s).

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is unimproved property known as Rt. 2, Hamilton Church Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Tusca R.S. Alexis, her heirs and assigns, forever; and I, Helon C. Eller, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 26th day of June, 1998.

Helon C. Eller
Helon C. Eller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared HELON C ELLER before me, the undersigned Notary Public in and for said County and State, the within named ~~Helon C. Eller~~ the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of June, 1998.

Gene W. Floyd
NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 16,100.00.

Susan R.S. Alexis
AFFIANT

Subscribed and sworn to before me this 26th day of June, 1998.

Gene W. Floyd
NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

7176 06/29 0101 03CHECK 68.57

98 JUN 29 PM 3:55

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

045961

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

RECEIVED OF _____

FOR _____

BOOK 10997 PAGE 131

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 16100.00
CON TX 59.57
PRFEE 1.00
WDEED 8.00
TOTAL 68.57
CHECK 68.57

06/29/98 01 15:55 0001 7176

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0456461
IDENTIF. & REFERENCE

98 JUN 29 PM 3:55

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1312968