BOOK 11000 PAGE 293

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Eckhardt Realty Corporation, Trustee for Felicity Tucker Land Trust 2201 Murfreesboro Rd D201 Nashville, TN 37217	NEW OWNER	Map 119-3 Parcel 40

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Felicity R. Tucker, unmarried (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Eckhardt Realty Corporation, a Tennessee Corporation, Trustee for Felicity Tucker Land Trust, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Crescent Heights Subdivision, recorded in Book 2331, page 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Felicity R. Tucker by Warranty Deed from Calvin A. Goodard and wife, Kathy E. Goodard of record in Book 10708, page 72, said Register's Office Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This conveyance is subject to a Deed of Trust executed by Felicity R. Tucker, unmarried to Chase Manhattan Mortgage Corporation of record in Book 10708, page 75, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 108 Stirton Road, Nashville, TN 37211.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $68,3 77.36.

Affiant

Subscribed and sworn to before me this 29th day of June, 1998.

Notary Public

My Commission Expires 9/23/2000

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of June, 1998.

Felicity R Tucker

Felicity R. Tucker

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 Felicity R. Tucker, 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 at Nashville, Tennessee, this 29th day of June, 1998.

Joyce V. Fowells

NOTARY PUBLIC

My Commission Expires: 9/23/2000

0457282
IDENTIF. & REFERENCE

98 JUN 30 PM 4:27

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

8018 06/30 0101 03CHECK 261.99

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	68377.36
			CON TX	252.99
			PRFEE	1.00
			WDEED	8.00
			TOTAL	261.99
			CHECK	261.99
06/30/98	01		16:27 0001	8018

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0457282
IDENTIF. ↑ REFERENCE

98 JUN 30 PM 4:27
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1313808