Box 2

BOOK 11006 PAGE 951

STATE OF TENNESSEE
COUNTY OF DAVIDSON
ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 339,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF June 19 98

Notary Public

My Commission Expires
March 27, 1999

MY COMMISSION EXPIRES: 3-27-99
(AFFIX SEAL)

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve S. Dennison (NAME)	National Bank of Commerce (NAME)	104-09-219.00
200 Leonard Avenue (ADDRESS)	7770 Poplar Avenue (ADDRESS)	26W-08410
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Germantown, TN 38138 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Melvin P. Lee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve S. Dennison, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 4th formerly the 26th Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 11 and a triangular strip off the southerly side of Lot No. 29 of Myrtlewood Plat of Bransford Realty Company's Subdivision of part of the S. W. Berger property, of record in Book 547, page 106, Register's Office for Davidson County, Tennessee.

Beginning on the easterly margin of Leonard Avenue at the corner of Lots No. 11 and 12; thence with said Avenue, northwardly 77.50 feet; thence eastwardly 170 feet, more or less, to a point in the northerly line of Lot No. 11, which point is the common corner of Lots No. 5, 6, and 29; thence with the line between Lots No. 5 and 11, eastwardly 44 feet 6 inces to the westerly line of Lot No. 8; thence with the westerly line of Lots No. 8 and 9, southwardly 55 feet to the corner of Lots No. 11 and 12; thence with the line between said two lots, westwardly 213.50 feet to the beginning.

Being the same property conveyed to Melvin P. Lee, by deed from E. Thomas Gray and wife, Jennifer H. Gray, of record in Book 10267, Page 409, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 547, page 106; Easement of record in Book 1003, page 663; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
improved (X) property, known as 200 Leonard Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness my hand this 25th day of June 19 98

Melvin P. Lee

Melvin P. Lee

BOOK 11006 PAGE 952

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melvin P. Lee, unmarried

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 25th day of June, 1998.

Commission expires 3-27-98

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at ____ on this the ____ day of ____ 19____.

My commission expires ____

Notary Public

WARRANTY DEED

FROM

Melvin P. Lee

TO

Steve S. Dennison and Amy A. Lucas

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

98 JUL -6 PM 1:18
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04588850

9892 07/06 0101 03CHECK

1266-7

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11006 PAGE 953

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 339400.00	
			CON TX 1255.78	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 1266.78	
			CHECK 1266.78	
		07/06/98	01 13:18 0001 9692	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0458850
IDENTIF. # REFERENCE

98 JUL -6 PM 1:18

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1315444