BOOK 11010 PAGE 680

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Mail to:

WILSON & WEISS TITLE
ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR.
SUITE 150
BRENTWOOD, TN 37027

B-0189

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***222,000.00

Bradley L Palmquist
Affiant

Subscribed and sworn to before me this 25th day of June, 1998.

Notary Public

My Commission Expires: 8/16/2001

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
BRADLEY LOWELL PALMQUIST ELIZABETH ROSE JEFF 2303 Bernard Avenue Nashville, Tennessee 37212	NATIONSBANK 2059 Northlake Parkway Tucker, Georgia 30084	MAP 104-11 PARCEL 347

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY TWO THOUSAND AND 00/100 DOLLARS ($***222,000.00), cash in hand paid by the hereinafter named Grantees the receipt of which is hereby acknowledged, we, CHARLES F. DELZELL and EUGENIA R. DELZELL, Trustees under that certain Trust Agreement dated February 7, 1996, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BRADLEY LOWELL PALMQUIST and wife, ELIZABETH ROSE JEFF, 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:

BEING the easterly 20.0 feet of Lot No. 30 and all of Lot No. 31 on the Map of St. Bernard Place as of record in Book 161, page 171, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 30 and all of Lot No. 31 front together 70.0 feet and extend back between lines 139.82 feet on the easterly line and 138.72 feet, more or less, on the westerly line, to a 10-foot alley in the rear measuring 70.0 feet, more or less thereon.

BEING the same property conveyed to Charles F. Delzell and wife, Eugenia R. Delzell, Trustees U/A/D February 7, 1996, by deed from Charles F. Delzell and wife, Eugenia R. Delzell, of record in Book 9941, page 903, Register's Office for Davidson County, Tennessee.

This is improved property known as 2303 Bernard Avenue, Nashville, Tennessee 37212.

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.

GRANTORS COVENANT with the said GRANTEES that they, in their capacity as Trustees, but not individually or otherwise, are lawfully seized and possessed of said land in fee simple, have a 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.

2. Matters, if any, shown on the plan of St. Bernard Place of record in Book 161, page 171, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind their successors 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.

IN WITNESS WHEREOF we as Trustees have hereunto set our hands on this the _____ day of June, 1998.

Charles F. Delzell by Mark Deutsch
CHARLES F. DELZELL Atty. in Fact

Eugenia R. Delzell by Mark Deutsch
EUGENIA R. DELZELL Atty. in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Deutschmann, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Charles F. Delzell and Eugenia R. Delzell, and acknowledged that he executed the same as the free act and deed of the said Charles F. Delzell and Eugenia R. Delzell.

WITNESS my hand and seal this 26th day of June, 1998.

Notary Public

My Commission Expires: 9-24-2001

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

MAIL EM...

0539 07/07 0101 03CHECK 832.40

98 JUL -7 PM 2:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE
045966

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

RECEIVED OF _____

FOR _____

BOOK 11010 PAGE 682

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 222000.00
CON TX 821.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 832.40
CHECK 832.40

07/07/98 01 14:55 0001 0539

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0459664
IDENTIF. ↑ REFERENCE

98 JUL -7 PM 2:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1316281