This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOX 15

BOOK 11012 PAGE 860

ADDRESS NEW OWNER:
Michael J. Strinich
7713 Scenic River Lake
Nashville, Tennessee 37221

SEND TAX BILL TO:
OWNER

MORTGAGEE:
Regions Bank
315 Union Street
Nashville, TN 37201

MAP **141-111.00**
GROUP
PARCEL

WARRANTY DEED

1243 07/08 0101 03CHECK 321.05

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Scenic River Farms, Inc.,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Michael J. Strinich and wife, Cynthia P. Strinich**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4, Scenic River Farms, as shown on the survey of Jesse Walker, Licensed Surveyor, dated June 30, 1993, and recorded in Book 9244, page 778, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Scenic River Farms, Inc. by deed from Heart-Felt Greetings, Inc. of record in Book 8719, page 446, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 7713 Scenic River Lake, Nashville, Tennessee 37221.

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, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its 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. 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.

0460225
IDENTIF. & REFERENCE

98 JUL -8 PM 4:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WITNESS my hand this the 29th day of June, 1998.

Scenic River Farms, Inc.

By: Ed Smith, President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Ed Smith** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President** of **Scenic River Farms, Inc.**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 29th day of June, 1998.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

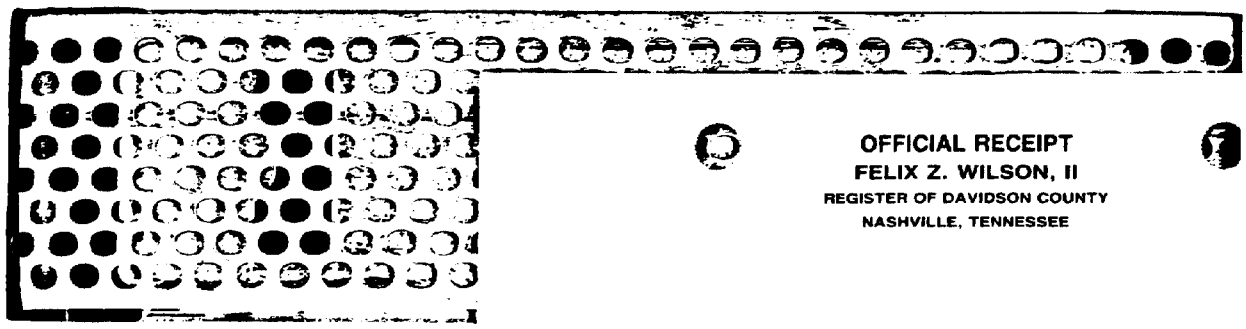
The actual value or consideration, whichever is greater, for this transfer is $86,500.00.

AFFIANT

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

~~Robert M. Loffi~~ LEE E. CRANFORD
NOTARY PUBLIC

My Commission Expires: ~~9/23/2000~~ 3-25-



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

RECEIVED OF _____

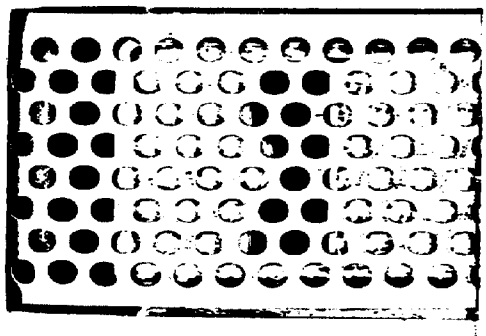
FOR _____

BOOK 11012 PAGE 862

CO - CONVEYANCE
WD - WARRANTY DEED
TD - TRUST DEED
MO - MORTGAGE
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 86500.00 CON TX 320.05 PRFEE 1.00 WDEED 8.00 CFEE 2.00 TOTAL 331.05 CHECK 331.05	
			07/08/98 01 16:02 0001 1143	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0460225
IDENTIF. ↑ REFERENCE

98 JUL -8 PM 4:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1316876