THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 44,500.00

Affiant

Subscribed and sworn to before me, this 7th day of July 1998

Notary Public

My Commission Expires: 9-29-2001

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

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
FRANKLIN D. CONLEY 1608 & 1610 Eastland Avenue Nashville, Tennessee 37206	Franklin D. Conley 105 Duling Avenue Madison, Tennessee 37115	MAP 83-6 PARCELS 328 & 329

BOOK 11017 PAGE 388

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY FOUR THOUSAND FIVE HUNDRED AND NO/100- ---------- ($ 44,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, GREG BENNING, TRUSTEE, with full power and authority to sell without joinder of the beneficiary hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto FRANKLIN D. CONLEY, UNMARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

** The 1608 Eastland Avenue Trust, by:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

MAIL ENV

04611453

98 JUL 13 AM 11:21

FELIX Z. MILSAP II REGISTER DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

This is improved property known as 1608 & 1610 Eastland Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has 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(s).

2. Matters shown on the Plan of George Shield's East End Subdivision of record in Book 57, page 112, Register's Office for Davidson County, Tennessee.

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CHECK
179.65

GRANTOR___ FURTHER COVENANTs__ and binds himself, his successors & representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 7th day of July, 19 98.

Greg Benning
GREG BENNING, TRUSTEE

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

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 Greg Benning 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.
* as Trustee

Witness my hand and official seal this 7th day of July, 1998.

Mitchell A Watts
Notary Public

My Commission Expires: September 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

_____
Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

1608 & 1610 Eastland Avenue
Nashville, Tennessee

TRACT I:

BEING Lot No. 5 on the Map of George Shield's East End Subdivision as of record in Book 57, page 112, Register's Office for Davidson County, Tennessee.

SAID Lot No. 5 fronts 50.0 feet on the south side of Eastland Avenue and runs back between parallel lines 150.0 feet to an alley.

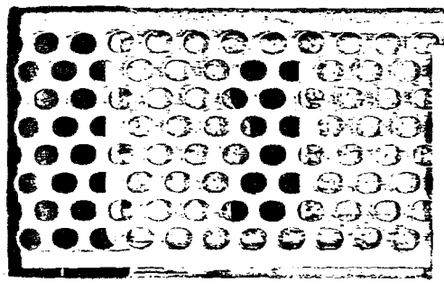
BEING the same property conveyed to The 1608 Eastland Avenue Trust by deed from Thomas M. King and wife, Dorothy Juanita King, of record in Book 10982, page 600, Register's Office for Davidson County, Tennessee.

TRACT II:

BEING Lot No. 6 on the Map of George Shield's East End Subdivision as of record in Book 57, page 112, Register's Office for Davidson County, Tennessee.

SAID Lot No. 6 fronts 50.0 feet on the southerly side of Eastland Avenue and runs back between parallel lines with the westerly margin of Rudolph Avenue, 150.0 feet to an alley.

BEING the same property conveyed to The 1608 Eastland Avenue Trust by deed from Thomas M. King and wife, Dorothy Juanita King, of record in Book 10982, page 600, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

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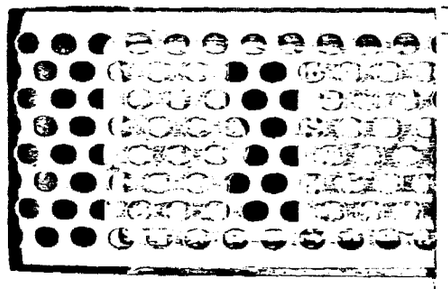
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR..NTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 44500.00
CON TX 164.65
PRFEE 1.00
MTGFEE 12.00
CFEE 2.00
TOTAL 179.65
CHECK 179.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/13/98 01 11:21 0001 2496



0461453
IDENTIF. & REFERENCE

98 JUL 13 AM 11:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1318205