BOOK 11018 PAGE 928 26B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Eckhardt Realty Corporation,	New Owner	
Trustee for Albert Howell Land		Map 136-14
Trust		Parcel 120
2201 Murfreesboro Pk Ste. D-201		
Nashville, TN 37217		

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 98-06-7007

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, We, Anne Howell and husband, Albert Howell, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Eckhardt Realty Corporation, a Tennessee Corporation, Trustee for Albert Howell Land Trust (The "Grantee"), its 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. 46 on the Plan of Harbour Town Village, Section II, of record in Book 4675, pages 146-147, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anne Howell and husband, Albert Howell by Deed from Secretary of Housing and Urban Development, dated October 4, 1996, of record in Book 10218, page 888, said Register's Office for 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 and Deed of Trust for the benefit of United Companies Lending Corporation recorded in Book 10218, page 891, Register's Office for Davidson County, Tennessee which the Grantee hereby agrees to assume and pay.

This is improved property commonly known as 2940 Starboard Drive, Nashville, TN 37217.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $118,000.00

Affiant

Subscribed and sworn to before me this 10th day of July, 1998.

Notary Public

My Commission Expires: 3-6-99

98 JUL 14 AM 10:17
FELIX E. DELK, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 04619918

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, their successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors 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 set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 10th day of July, 1998.

Anne M. Howell
Anne Howell

Albert S. Howell
Albert Howell

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

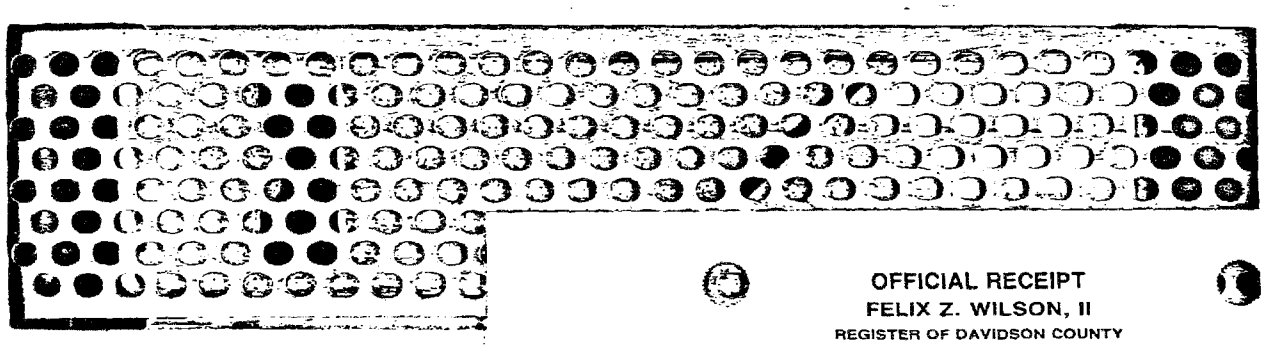
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anne Howell and husband, Albert Howell, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of July, 1998.

T. Lee McNeely
NOTARY PUBLIC

My Commission Expires: 3-6-99

2993 07/14 0101 03CHECK 447.60



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

RECEIVED OF _____

FOR _____

BOOK 11018 PAGE 930

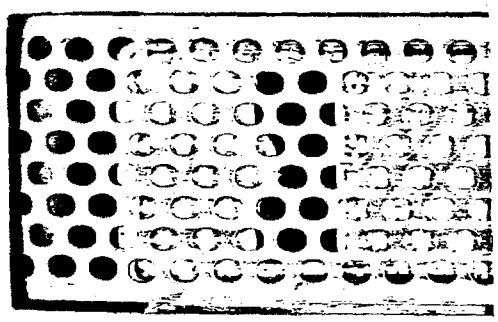
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 118000.00
CON TX 436.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 447.60
CHECK 447.60

07/14/98 01 10:18 0001 2993

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0461918
IDENTIF. & REFERENCE

98 JUL 14 AM 10:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1318698