FILE BOX "7"
SATURN AND MAZER

THIS INSTRUMENT PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 11020 PAGE 153

98 JUL 14 PM 2:57

DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

WARRANTY DEED

Name and Address of New Owner:
Duane Sichveland
3729 Princeton Avenue
Nashville, TN 37205

Send Tax Bills To:
New Owner

Street Address of Subject Property:	Map-Parcel No:
3729 Princeton Avenue	Map 104-9
Nashville, Tennessee 37205	Parcel 9.00

FOR AND IN CONSIDERATION 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, **CHARLES KENTON KIRBY AND WIFE, LENORA H. KIRBY,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **DUANE SICHVELAND,** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 397 on the Plan of Richland Realty Company's Subdivision "C", of record in Book 421, page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles Kenton Kirby and wife, Lenora H. Kirby by deed from Kevin McGinn of record in Book 9229, page 552, said Register's Office.

The conveyance of the above described parcel of land is subject to the following:

1. 1998 Metropolitan Davidson County taxes which have been prorated by the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 421, page 31, Register's Office for Davidson County, Tennessee.

THE PROPERTY CONVEYED HEREWITH IS PART OF A 1031 TAX DEFERRED EXCHANGE AND GRANTEE IS THE EXCHANGOR

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 GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 23rd day of June, 1998.

CHARLES KENTON KIRBY

LENORA H. KIRBY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 23rd day of June, 1998, before me personally appeared Charles Kenton Kirby and wife, Lenora H. Kirby to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires: 1/27/2001

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
January 27, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BOOK 11020 PAGE 155

The actual consideration or value whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of June, 1998.

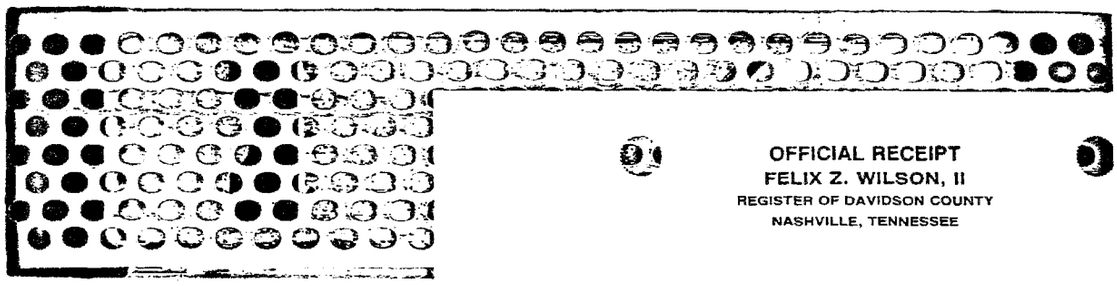
NOTARY PUBLIC

My commission expires:

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 24, 2001

3436 07/14 0101 03CHECK 1032.50



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

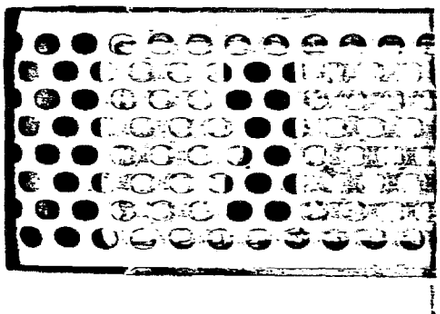
RECEIVED OF _____

FOR _____

BOOK 11020 PAGE 156

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	
				275000.00
			CON TX	1017.50
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	1032.50
			CHECK	1032.50
07/14/98	01		14:59 0001	3436



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0462353
IDENTIF. # REFERENCE
98 JUL 14 PM 2:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1319138