This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 11039 PAGE 582

ADDRESS NEW OWNER:
Luis A. Alva
323 Forest Park #1-18
Madison, TN 37115

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 147-3-A
PARCEL 47 CO
6DU-80047

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Vernon F. Wells Jr. and wife, Kay M. Wells hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Luis A. Alva, 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:

> A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No D-1 in a Horizontal Property Regime of Harding Place Condominium of record in Plat Book 5200, page 571, said Register's Office, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Vernon F. Wells, Jr. and wife. Kay M. Wells, by deed from James R. Sloan and wife,Carolyn L. Sloan of record in Book 6837, Page 753, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act"as set out in Section 66-027-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal property Regime of Harding Place Condominium, of record in Book 6104, page 725, et seq., Register's Office for Davidson County, Tennessee.
Taxes for 1998 have been pro-rated and assumed by Grantee(s).

This is improved property known as 441 Harding Place, Unit D-1, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Luis A. Alva, unmarried, his heirs and assigns, forever; and we, Vernon F. Wells Jr. and wife, Kay M. Wells do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 28th day of July, 1998.

Vernon F. Wells Jr.

Kay M. Wells

BOOK 11039 PAGE 583

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Vernon F. Wells Jr. and wife, Kay M. Wells 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of July, 1998.

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 19,000.00.

AFFIANT

Subscribed and sworn to before me this 28th day of July, 1998.

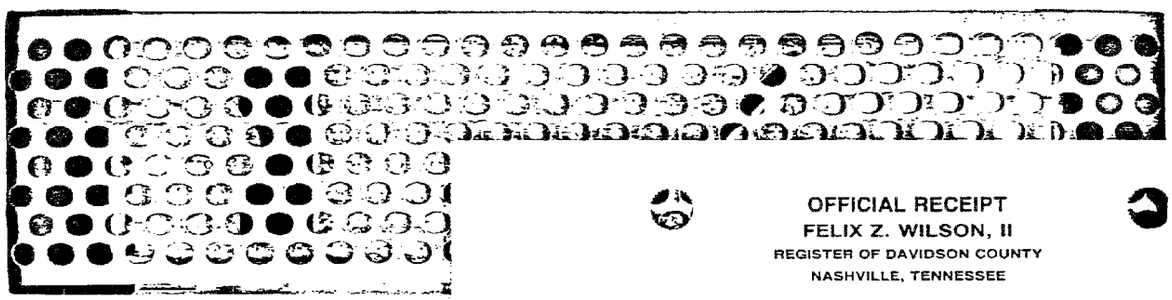
NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

04679888
IDENTIF. + REFERENCE

98 JUL 29 AM 10:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9465 07/29 01:01 CKCHECK 81.3



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

BOOK 11039 PAGE 584

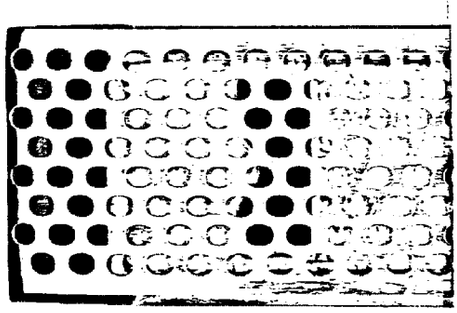
RECEIVED OF _____

FOR _____

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	19000.00
			CON TX	70.30
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	81.30
			CHECK	81.30
07/29/98	01		10:30 0001	9485

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



046798
IDENTIF. ↑ REFERENCE

98 JUL 29 AM 10:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1325112