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 $ 187,000.00

Carol T. Cavin
Affiant

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

Subscribed and sworn to before me, this 31st day of July 1998

Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
CAROL T. CAVIN 905 Audubon Road Nashville, Tennessee 37204	CAPITAL BANK & TRUST COMPANY 1820 West End Avenue Nashville, Tennessee 37203	MAP 132-5 PARCEL 104

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY SEVEN THOUSAND AND NO/100---------- ($ 187,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , MARY BETH PETERZELL, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto CAROL T. CAVIN, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 39 on the Plan of Glendale Park, Section Two, of record in Book 1130, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Mary Beth Peterzell, an unmarried person, by deed from Andrew Lee Vrakas and wife, Nora Sue Vrakas, of record in Book 10420, page 152, Register's Office for Davidson County, Tennessee.

2070 08/04 0101 03CHECK 702.90

98 AUG -4 AM 10:47

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04 70426

This is improved property known as 905 Audubon Road, Nashville, Tennessee 37204

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha s 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 Glendale Park, Section Two of record in Book 1130 , page 61 , Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTs and binds herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 31st day of July, 19 98.

Mary Beth Peterzell

MARY BETH PETERZELL

MITCHELL A. [illegible] 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 MARY BETH PETERZELL, UNMARRIED, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 1998.

My Commission Expires: September 29, 2001

Notary Public

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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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

BOOK 11049 PAGE 620

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

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 187000.00	
			CON TX 691.90	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 702.90	
			CHECK 702.90	
08/04/98	01		10:48 0001 2070	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04704 26
IDENTIFICATION REFERENCE
98 AUG -4 AM 10:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1327663