PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **10th** day of **August, 1998** between DENISE C. ALLIS, TRUSTEE, WITH FULL POWER TO BARGAIN, SELL, CONVEY, LEASE, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, GRANTOR, and PENTELL PROPERTIES, INC., A TENNESSEE CORPORATION, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, DENISE C. ALLIS, TRUSTEE, WITH FULL POWER TO BARGAIN, SELL, CONVEY, LEASE, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto PENTELL PROPERTIES, INC., A TENNESSEE CORPORATION, hereinafter referred to as GRANTEE, its successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2802 BRUNSWICK DRIVE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, its heirs, successors and assigns forever. The GRANTOR covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds themselves, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: Denise C. Allis, Trustee
DENISE C. ALLIS, TRUSTEE Signature of Seller

98 AUG 12 AM 10:20

0473968

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, DENISE C. ALLIS, TRUSTEE, WITH FULL POWER, the within named 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, at office, this **10th** day of **August, 1998.**

Notary Public

THOMAS M. BLACK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/19/99

Name and Address of Property Owner:

PENTELL PROPERTIES, INC., A TENNESSEE CORPORATION and
301 Hillview Dr
Mt. Juliet, TN 37122.

Property Address:

2802 BRUNSWICK DRIVE
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 060-16, PARCEL 73

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$30,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **10th** day of **August, 1998.**

THOMAS M. BLACK NOTARY PUBLIC STATE OF TENNESSEE

Notary Public

My Commission Expires: 9/19/99

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Capitol View Subdivision, of record in Plat Book 974, pages 52 and 53, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

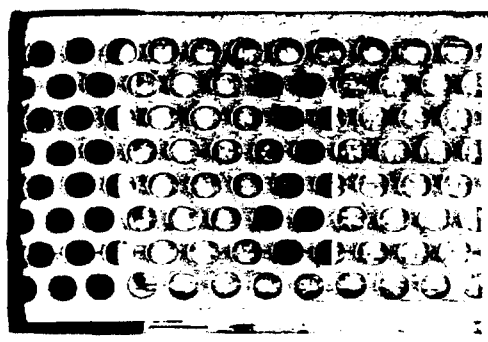
BEING the same property conveyed to DENISE C. ALLIS, TRUSTEE, WITH FULL POWER, by Warranty Deed from THE ALICE W. JEW FOUNDATION, of record in Book 11062, page 593, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 060-16, PARCEL 73, 1997 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 400.67).

2. All matters as set forth on the Plan of record in Plat Book 974, pages 52 and 53, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

98/12 11:01 03CHECK 126.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

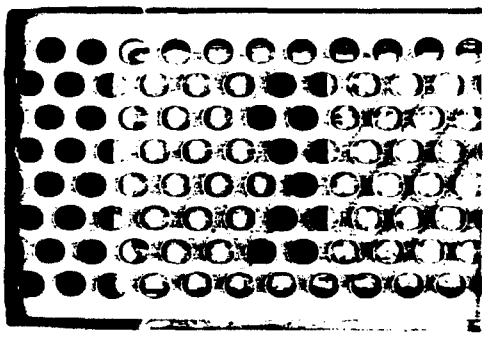
BOOK 11062 PAGE 600

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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 126.00
CHECK 126.00
08/12/98 01 10:20 0001 5899

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0473968
IDENTIF. # REFERENCE

98 AUG 12 AM 10:20

REGISTER
DAVIDSON COUNTY, TN.

No. 1331450