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Prepared by:
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Attorney at Law
2016 Eighth Avenue South
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $73,000.00

Affiant

Subscribed and sworn to before me, this 11 day of August, 1998.

Notary Public

My commission expires 3/24/01

Address of New Owner:	Send Tax Bills to:	Tax Information
Steven G. Laviola	Same	Map Parcel
1285 Lock Four Road		041-12 /59
Gallatin, TN 37066		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, R. C. Brown and wife, Karen Brown, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto Steven G. Laviola, a married person, hereinafter called the Grantee(s) their 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. 74 on the Plan of Bellshire Estates, Section 2, of record in Book 2133, page 111 Register's Office in Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bennie S. King, a life estate and the remainder to R.C. Brown and wife, Karen Brown by deed from Bennie S. King of record in Book 10401, page 22, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 1998 taxes a lien which are not yet due and payable. 2) All matters appearing on Plan of Bellshire Estates, Section 2 of record in Plat Book 2133 page 111, Register's Office for Davidson County, Tennessee.

This property is improved property known as 3912 Thackery Drive, Nashville, TN 37207

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their 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 my hand this 11 day of July, 1998

R. C. Brown

Karen Brown

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 R. C. Brown and wife, Karen Brown, the bargainor(s), 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 12th day of August, 1998.

Notary Public

SAMUEL F. ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON

My Commission expires: 3/24/01

0474004

98 AUG 12 AM 10:36

RECEIVED & RECORDED

FEES 38.00 STATE 0.00 COUNTY 0.00 TRANSFER 0.00 REGISTER'S FEE 2.00 TOTAL 40.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 73000.00
CON TX 270.10
PRFEE 1.00
WDEED 6.00
CFEE 2.00
TOTAL 281.10
CHECK 281.10
08/12/98 01 10:37 0001 553

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04 74004
IDENTIFICATION REFERENCE

98 AUG 12 AM 10:37

No. 1[illegible]