File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, TN 37215

BOOK 11080 PAGE 96

#15809

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ALAN P. ESSTMAN (NAME)	CAPITAL BANK & TRUST COMPANY (NAME)	MAP 115-03
717 Richfield Drive (STREET ADDRESS OR ROUTE NUMBER)	1820 West End Avenue (STREET ADDRESS)	PARCEL 43
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	FB# 08DZ 48730

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, SIDNEY BUNDY AND HUSBAND, ALAN D. TOMPKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALAN P. ESSTMAN, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Brook Meade Section V, as of record in Plat Book 2133, page 102, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Sidney Bundy, unmarried by deed from Risa G. Capps, unmarried of record in Book 8955, page 115, said Register's Office. The said Sidney Bundy having since married and vesting title in Sidney Bundy and husband, Alan D. Tompkins by quitclaim deed of record in Book 10324, page 301, Register's Office for Davidson County, Tennessee. Sidney Bundy being one and the same as Sidney Bundy Tompkins.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 5448, page 758; and (3) All matters appearing on the Plan of record in Plat Book 2133, page 102, said Register's Office.

0479219
IDENTIF. ↑ REFERENCE

98 AUG 25 AM 10:21
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

1548 08/25 0101 03CHECK 788.00

unimproved ( )
This is improved (XX) property, known as 717 Richfield Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 20th day of August, 19 98

Sidney Bundy by A. D. Tompkins
SIDNEY BUNDY BY: ALAN D. TOMPKINS,
ATTORNEY-IN-FACT BY POWER OF ATTORNEY
RECORDED SIMULTANEOUSLY HEREWITH

A. D. Tompkins
ALAN D. TOMPKINS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALAN D. TOMPKINS with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 20th day of August, 19 98.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, ALAN D. TOMPKINS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said SIDNEY BUNDY and is authorized by the said SIDNEY BUNDY to execute this instrument on her behalf.

Witness my hand, at Office, this 20th day of August, 1998.

Notary Public

My Commission Expires:
9/23/2000

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,001.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August, 19 98

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

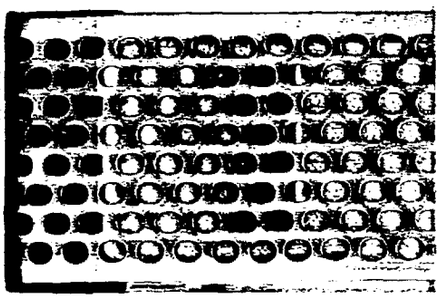
Notary Public

WARRANTY DEED

FROM SIDNEY BUNDY AND HUSBAND, ALAN D. TOMPKINS

TO ALAN P. ESSTMAN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

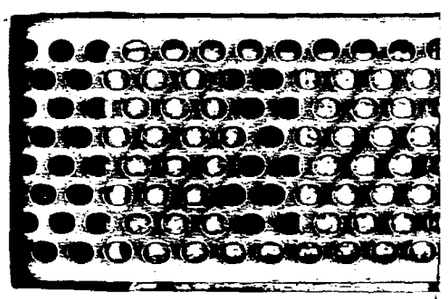
BOOK 11080 PAGE 98

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	210001.00
CON TX	777.00
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	788.00
CHECK	788.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/25/98 01 10:22:0001 1548



047921 9
IDENTIF. ↑ REFERENCE

98 AUG 25 AM 10:21
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1337035