THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***70,000.00

Jaan Sturgis
Affiant

Subscribed and sworn to before me this 27th day of August, 1998.

Mitchell A. Watts
Notary Public

My Commission Expires: 9-29-2001

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
PETER J. RICHARDS JAAN STURGIS 1613 Eastside Avenue Nashville, Tennessee 37206	HEADLANDS MORTGAGE COMPANY 3000 Atrium Way Suite 430 Mt. Laurel, New Jersey 08054	MAP 94-2 PARCEL 19

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY THOUSAND AND 00/100 ($***70,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees the receipt of which is hereby acknowledged, I, DARLENE WALKER, TRUSTEE, with full power and authority to sell and convey without joinder of any other party, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto PETER J. RICHARDS and JAAN STURGIS, both unmarried, as Joint Tenants with right of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 269 on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

SAID Lot No. 269 fronts 50.0 feet on the north side of Ashworth Avenue, now Eastside Avenue, and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Darleen Walker, Trustee U/A/D May 8, 1995, by Quitclaim Deed from Brevard Smith of record in Book 9681, page 390, Register's Office for Davidson County, Tennessee.

This is improved property known as 1613 Eastside Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she as Trustee, but not individually or otherwise, is lawfully seized and possessed of said land in fee simple, has a 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.

2. Matters, if any, shown on the plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and warrants to the Grantees, their heirs and assigns, that she as Trustee, but not individually or otherwise, will forever warrant and defend the same against the lawful claims of all persons claiming the same from, through or under her but not further or otherwise.

IN WITNESS WHEREOF I have hereunto set my hand on this the 24th day of August, 1998.

Darleen Walker
DARLEEN WALKER, TRUSTEE

2273 08/26 0101 03CHECK 270.00

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 DARLEEN WALKER, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as Trustee executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of August, 1998.

Mitchell A. Watts
Notary Public

My Commission Expires: 4-24-2001

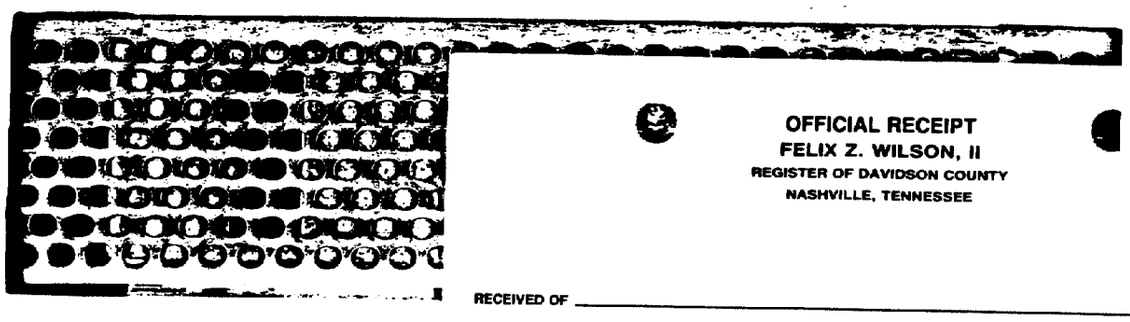
MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

98 AUG 26 PM 2:08

CLERK & MASTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

0479886



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

RECEIVED OF _____

FOR _____

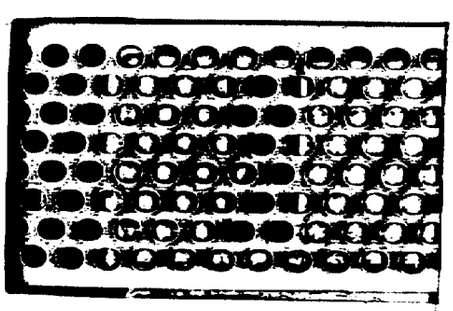
BOOK 11082 PAGE 782

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 70000.00
				CON TX 259.00
				PRFEE 1.00
				MDEED 8.00
				CFEE 2.00
				TOTAL 270.00
				CHECK 270.00
08/26/98	01			14:11 0001 2273



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0479886
IDENTIF. ↑ REFERENCE

98 AUG 26 PM 2:08

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1337755