PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (gj) Title No: 40254
Dav. Co. File: Box 8

BOOK 11098 PAGE 693

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
LUCCA PROPERTIES, LLC 1711 Bonner Avenue Nashville, Tennessee 37215	Nashville Bank of Commerce 221 Fourth Avenue North Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 131-03-110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 140,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tom Allen and Kathy Elam,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **LUCCA PROPERTIES, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 39 on the Plan of Green Hills Subdivision, Nos. 2 of record in Plat Book 547, Page 139, Register's Office for said County.

SAID Lot No. 39 fronts 80 feet on the southerly margin of Bonner Avenue and extends back between parallel lines 150 feet along the easterly margin of Green Hills Avenue, save and except for a small triangular out of the northwest corner shown on said plan taken for the curve at the intersection of Bonner Avenue and Green Hills Avenue.

BEING the same property conveyed to Isaac Monroe Allen and wife, Glova Allen by deed from Earl C. Parker and wife, Katherine Stanton Parker of record in Book 2401, Page 565, Register's Office for said County. The said Isaac Monroe Allen and Glova Allen have both since died, with Glova Allen predeceasing Isaac Monroe Allen. By Affidavit of Heirship to Real Estate of record in Book 11062, Page 937, said Register's Office, Tom Allen and Kathey Elam were established as the heirs at law of Isaac Monroe Allen.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 547, Page 139, said Register's Office.

This is improved property, known as: 1711 Bonner Avenue, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of September, 1998.

Tom Allen
Tom Allen

Kathy Elam
Kathy Elam

State of Tennessee
County of Davidson

On this 1st day of September, 1998, before me the undersigned authority, personally appeared **Tom Allen** and **Kathy Elam**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires 9/18/99

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 140,000.00

Affiant

Sworn and subscribed before me on the 1st day of September, 1998.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires 9/18/99

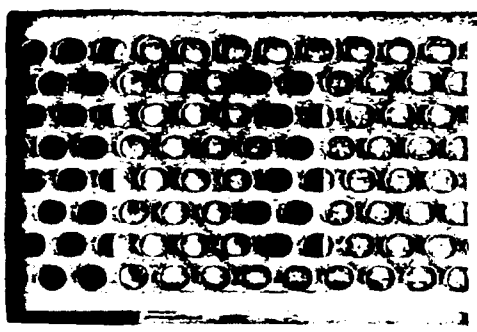
0484072
IDENTIFICATION REFERENCE

98 SEP -3 PM 1:35

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

6684 09/03 0101 03CHECK 529.00

Wilson Deed Wty 11/92



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

RECEIVED OF _____

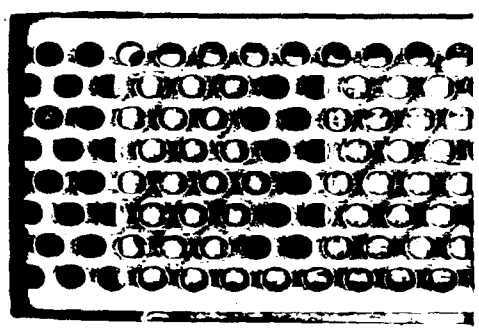
FOR _____

BOOK 11098 PAGE 695

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	
				140000.00
			CON TX	516.00
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	529.00
			CHECK	529.00
		09/03/98	01	13:36 0001 6684

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0484072
IDENTIF. ▲ REFERENCE

98 SEP -3 PM 1:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1342121