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WARRANTY DEED

This Indenture made this **4th** day of **September, 1998** between **Estate of Bessie Cooper** , GRANTOR, and **John Scott Starling and Debra Gail Starling, Married**, as GRANTEEs.

W I T N E S S E T H, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantees and Grantee(s)' heirs forever the following described land located in the County of **Davidson**, State of Tennessee, to-wit:

See Exhibit A:

Being the same property conveyed to G. M. Cooper and wife, Bessie S. Cooper by Warranty Deed from John M. Kile and wife, Mary Nell Kile of record in Book 1905, page 108, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 843, page 108, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

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; and we do covenant with 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 and representatives, to warrant and forever defend the title to the said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors s hereunto set its hand and seal this day and year first above written.

WITNESSES

Estate of Bessie Cooper

_____

Dr. Richard Anderson, Co-Executor

_____

_____

0485835

98 SEP -9 PM 12:15

FELIX Z. MILLSAPS REGISTER
DAVIDSON COUNTY, TN.

8584 09/09 0101 03CHECK 718.00

EXHIBIT A:

LEGAL DESCRIPTION

Tract No. 1: Being part of lot No. 1 of block "A" on the map of Battlefield Estates, Section No. 2, as of record in Book 843, page 108, Register's Office for said County, described as follows:

Beginning at at point on the northerly margin of Battlefield Drive 254.66 feet easterly from the northeast corner of said Battlefield Drive and Lealand Lane, said point being the southeast corner of Lot No. 3 on the map of J. M. Kile's Subdivision of Lot No. 5 of the Noelton property, not of record, conveyed to J. E. Hunt and wife, Clara S. Hunt, by deed from John M. Kile and wife, of record in book 1731, page 511, said Register's Office; thence with northerly margin of said Battlefield Drive, eastwardly 120 feet; thence northwestwardly 393.7 feet to a point on the southerly margin of the right-of-way of the T. C. R. R.; thence southeastwardly 193 feet to the northeast corner of said Lot No. 3; thence eastwardly 15.3 feet; thence southwardly 195.6 feet to the beginning.

Together with an easement for ingress and egress over and across a strip of land 15 feet wide running from Lealand Lane across the northerly parts of Lots 1, 2 and 3 on the plan showing subdivision of lot No. 5 on the Noelton property, not of record to the western boundary line of the property herein described.

TRACT NO. 2:

Being the southerly part of Lot No. 2 on the plan showing subdivision of lot No. 5 of the Noelton property, not of record described to survey made by George W. Watkins, Surveyor, July 14, 1949, as follows:

Beginning at point on the northerly margin of Battlefield Drive 100 feet easterly from the northeast corner of said Battlefield Drive and Lealand Lane, said point being the southeast corner of Lot No. 1 on said plan, conveyed to Bonnie Wright and wife, by deed from John M. Kile and wife, of record in Book 1734, page 654, said Register's Office; thence with the line between said lots Nos. 1 and 2, northwardly 182 feet to a point 15 feet south of the common corner of lots 1, 2, and 4; thence eastwardly 79 feet to a point in the western boundary line of Lot No. 3, said point being 15 feet south of the northwest corner of lot No. 3; thence with the northerly margin of said Battlefield Drive; thence with the northerly margin of said Battlefield Drive, westwardly 77.33 feet to the beginning.

Being the same property conveyed to G. M. Cooper and wife, Bessie S. Cooper by Warranty Deed from John M. Kile and wife, Mary Nell Kile of record in Book 1905, page 108, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 843, page 108, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

COUNTY OF DAVIDSON
STATE OF TENNESEE

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dr. Richard Anderson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her/self to be the Co-Executor of the Estate of Bessie Cooper, and that he/she as such Co-Executor executed the foregoing instrument for the purpose therein contained by signing the name of the by him/herself as Co-Executor. Witness my hand and official seal this4th day of September, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

COUNTY OF DAVIDSON
STATE OF TENNESEE

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

John Scott Starling

Affiant

Subscribed and sworn before me this 4th day of September, 1998

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/30/99

Prepared by:
Equity Search, Inc.
2323 Hillsboro Road #506
Nashville, TN 37212

Address of New Owner:
John Scott Starling
944 Battlefield Drive
Nashville, Tennessee 37204

Send Tax Bills To:
NationsBanc Mortgage Corp.
2059 Northlake Parkway
Tucker, GA 30084

Map & Parcel No.
Map 118-5 Parcel 159

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 190000.00
CON TX 703.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 718.00
CHECK 718.00

09/09/98 01 12:16 0001 0584

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0485835
IDENTIF. & REFERENCE

98 SEP -9 PM 12:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1343996