BOOK 11109 PAGE 557

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[Marvin Zelaya	[GMAC Mortgage	]
[Candelaria Benitez	[Corporation	]Map 133-3]
[151 Elkmont Drive	[100 Witmer Road	] Parcel 43]
[Nashville, TN 37211	[Horsham, PA 19044	]]
[This instrument prepared by: Joseph V. Ferrelli, Attorney,		]
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.		]
[		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, John Allen McCormick, Executor of The Estate of Alfred E. McCormick, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Marvin Zelyay and Candelaria Benitez, both single (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 98 on the Map of Section One, Southlake, as of record in Book 2083, page 58, Register's Office for said County.

Said Lot No. 98 fronts 88.5 feet on the south side of Elkmont Drive and runs back between lines 111.6 feet on the east line and 118.5 feet on the west line to a dead line in the rear on which it measure 89.1 feet.

Being the same property conveyed to A. E. McCormick and wife, Jeanette B. McCormick by Warranty Deed from Robert L. Moyers and wife, Gertrude H. Moyers of record in Book 7972, page 139, said Register's Office for Davidson County, Tennessee. Jeanette B. McCormick died on November 27, 1991 and title is vested in A. E. McCormick, as sole surviving heir. Alfred E. McCormick died on February 5, 1996 and his Last Will and Testament was recorded in Will Book 204, page 390, said Register's Office for Davidson County, Tennessee. This conveyance has been approved by the Probate Court for Davidson County, Tennessee, Probate Case No. 96P-391.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants and any other restrictions set forth in plat of record.

This conveyance is subject to restrictive covenants contained in Book 2196, page 350, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 151 Elkmont Drive, Nashville, Tennessee 37211.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $84,800.00.
[
[

Affiant

[Subscribed and sworn to before me this
[9th day of September, 1998.

Notary Public

[My Commission Expires 9/23/2000

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

And Grantor does covenant with the said Grantees that Grantor 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 set forth hereinabove.

And Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 9th day of September, 1998.

John Allen McCormick, Executor

John Allen McCormick, Executor of
The Estate of Alfred E. McCormick

98 SEP 11 PM 4:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0487039

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 9th day of September, before me personally appeared the undersigned, a Notary Public in and for said County and State, the within named John Allen McCormick, Executor of The Estate of Alfred E. McCormick the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of September, 1998.

NOTARY PUBLIC

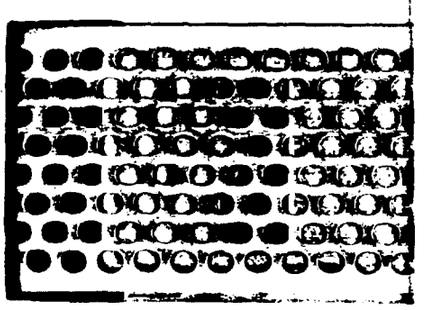
My Commission Expires: 9/23/2000

98 09/11 0101 03CHECK 324.76

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 11109 PAGE 559

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

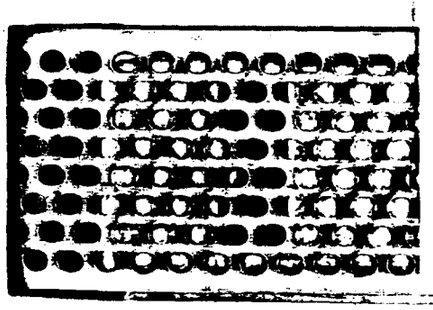
CAMT	84800.00
CON TX	313.76
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	324.76
CHECK	324.76

09/11/98 01 16:04 0001 9910

0487039 IDENTIF. # REFERENCE

98 SEP 11 PM 4:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1345311