THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***59,000.00.

Affiant

Subscribed and sworn to before me this 18th day of September, 1998.

Notary Public

My Commission Expires: 9/29/2001

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
MARK ALLEN TUCKER 1713 15th Avenue, South Nashville, Tennessee 37212	NEW SOUTH FEDERAL SAVINGS BANK 1900 Crestwood Boulevard Birmingham, Alabama 35210	MAP 105-5 PARCEL 64

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY NINE THOUSAND AND 00/100 ($***59,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, LINCOLN TRUST COMPANY (incorrectly named as Lincoln National Trust in prior deed of record in Book 9773, page 984) for the benefit of Robert Bond Miller, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MARK ALLEN TUCKER, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southerly 50.0 feet of the easterly part of Lot No. 61 on the Plan of O.B. Hayes Large Lots called "Rokeby" of record in Plat Book 21, page 87, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 50.0 feet on the westerly side of 15th Avenue, South, formerly Washington Street, and runs back between parallel lines, 154.0 feet, more or less (158.0 feet on the south line and 157.9 feet on the north line according to actual field measure) to an alley in the rear.

BEING the same property conveyed to Lincoln National Trust (correctly known as Lincoln Trust Company) for the benefit of Robert Bond Miller by deed from Robert D. Shemin of record in Book 9773, page 984, Register's Office for Davidson County, Tennessee.

This is improved property known as 1713 15th Avenue, South, Nashville, Tennessee 37212.

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that it 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 shown on the Plan of O.B. Hayes Large Lots called "Rokeby" of record in Plat Book 21, page 87, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of September, 1998, the conveying party, having caused its name to be signed hereto by its duly authorized representative on said day and date.

LINCOLN TRUST COMPANY
for the benefit of Robert Bond Miller

By: Barry Coon

Title: Manager

Acknowledged by:

Robert Bond Miller

0490377

IDENTIF. & REFERENCE

98 SEP 22 AM 9:25

JILL GRACEY, REGISTER
DAVIDSON COUNTY, TN.

STATE OF Colorado)
COUNTY OF Arapahoe)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Barry Coon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be manager of Lincoln Trust Company, the within named bargainor, and that he as such manager, executed the foregoing instrument for the purposes therein contained by signing the name of the company as manager.

WITNESS my hand and official seal this 15 day of September, 1998.

Susan Lewis
Notary Public

SUSAN LEWIS NOTARY

BL

My Commission Expires: _____

My Commission Expires 07/27/2002

98092205 0111 03CHECK 525

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

RECEIVED OF _____

FOR _____

BOOK 11121 PAGE 6

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 59000.00
CON TX 518.30
PRFEE 1.00
WREEI 8.00
CFEE 2.00
~~TOTAL 529.30~~
~~CHEC 529.30~~

~~RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 3490~~

VOID
CON TX 518.30-
CON TX 218.30
~~TOTAL 300.00-~~
~~CHEC 300.00-~~

09/22/98 ~~01 09:25 0001 3491~~
3491 09/22 ~~0101 03CHECK 300.00-~~

Total $ 229.30

0490377
IDENTIF. & REFERENCE

98 SEP 22 AM 9:25

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1348845