26B

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[Eckhardt Realty	[ ]	]
[Corporation, Trustee for	[NEW OWNER]	Map 142-11]
[Jayne Capin Land Trust	[ ]	Parcel 48]
[108 Stirton Road	[ ]	]
[Nashville, TN 37211	[ ]	]

[This instrument prepared by: Robert J. Notestine III, 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, I, Marquerite Jayne Capin, a single person (the "Grantor") have bargained and sold, and by these presents do transfer and convey unto Eckhardt Realty Corporation, a Tennessee Corporation, Trustee for Jayne Capin Land Trust, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Valley West Subdivision, Section II, of record in Book 3600, page 86, Register's Office for Davidson County, Tennessee.

Said Lot No. 96 fronts 41 feet on the northerly margin of Holly Hill Court and extends back 189.3 feet on the westerly line and 245.08 feet on the easterly line, to a broken line in the rear measuring 258.66 feet thereon.

Being the same property conveyed to James Kevin Capin and wife, Marquerite Jayne Capin by Warranty Deed from William David Morris and iwfe, Diane M. Morris of record in Book 10274, page 696, Register's Office for Davidson County, Tennessee. The said James Kevin Capin died on August 24, 1998, and upon his death, title was vested in Marquerite Jayne Capin as the sole surviving tenant by the entirety.

This description is 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 of record.

This conveyance is subject to a Deed of Trust executed by James Kevin Capin and Marguerite Jayne Capin, husband and wife to NationsBanc Mortgage, Corporation of record in Book 10274, page 700, said Register's Office for Davidson County, Tennessee. Grantee herein agrees to assume and pay. This conveyance is also subject to another Deed of Trust executed by James Kevin Capin and wife, Marguerite Jayne Capin to Ron Suedekum, Trustee for NationsBank of Tennessee, N.A. of record in Book 10572, page 900,

said Register's Office for Davidson County, Tennessee. Grantee herein agrees to assume and pay.

This is improved property commonly known as 514 Holly Hill Court, Nashville, TN 37221.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON)]
[The actual consideration or value, whichever is greater for]
[this transfer is $125,000.00.]
[Tammy Potts]
[Affiant]
[Subscribed and sworn to before me this 28TH day of]
[September,1998.]
[ ]
[Notary Public]
[My Commission Expires 3-6-99]

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

And Grantor does covenant with the said Grantee 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. 7381 09/30 0101 03CHECK 473.50

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28TH day of September, 1998.

98 SEP 30 PM 2:21
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

0494078

Marquerite Jayne Capin
Marquerite Jayne Capin

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 **Marquerite Jayne Capin**, the bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of September, 1998.

NOTARY PUBLIC

My Commission Expires: 3-6-99

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

RECEIVED OF _____

FOR _____

BOOK 11134 PAGE 15

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	
				125000.00
			CON TX	462.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	473.50
			CHECK	473.50
09/30/98	01		14:23 0001	7381

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0494078
IDENTIF. # REFERENCE

98 SEP 30 PM 2:24

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 135268