Box 1

BOOK 11142 PAGE 932

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,500.00

Robert Lenard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October 19 98

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/24/2001
(AFFIX SEAL)

LAURA A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Lenard (NAME)	same (NAME)	MAP 148-5
9513 In-A-Vale (ADDRESS)	(ADDRESS)	PARCEL 172
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	5DU2758

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Harry Joseph Frahn, III and Priscilla F. Gaulden, sole heirs at law of Harry J. Frahn, Jr., deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Lenard

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 40 on the Plan of Haywood Acres, Section I, as of record in Book 2900, page 17, Register's Office for said County.

Said Lot No. 40 fronts 80 feet on the north side of Leo Lane and extends back 274.2 feet on the west line and 313.9 feet on the east line which is broken line to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to Harry J. Frahn, Jr. and wife, Zehra B. Frahn by deed from Philip N. Brownstein of Washington, D.C. as Federal Housing Commissioner of record in Book 3813, page 322, Register's Office for Davidson County, TN. The said Zehra B. Frahn having predeceased her husband Harry J. Frahn, Jr. and he having since died and his sole heirs at law being Harry Joseph Frahn, III and Priscilla F. Gaulden.

This conveyance is subject to any and all existing easements of record including a sewer easement of record in Book 6421, page 912, said Register's Office.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 346 Leo Lane, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 the 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 said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 2nd day of October 19 98

Harry Joseph Frahn, III

Priscilla F. Gaulden
by Harry Joseph Frahn, III by Power of Attorney
recorded simultaneous herewith

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 Harry Joseph Frahn, III

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of October 19 98.

Commission expires 11/24/2001

Laurie A. Beasley
Notary Public

LAURIE A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE,
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On October 2, 1998, before me personally appeared Harry Joseph Frahn, III to me known to be the person who executed the foregoing instrument in behalf of Priscilla F. Gaulden and acknowledged that he executed same as the free act and deed of said Priscilla F. Gaulden for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of October 1998.

My Commission Expires:
11/24/2001

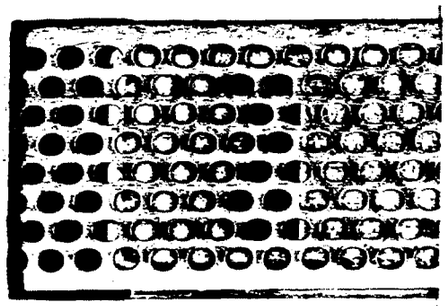
LAURIE A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Laurie A. Beasley
Notary Public

98 OCT -5 PM 2:28
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

0496207
IDENTIF. & REFERENCE

9620 10/05 0101 03CHECK 290.35



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

RECEIVED OF _____

FOR _____

BOOK 11142 PAGE 934

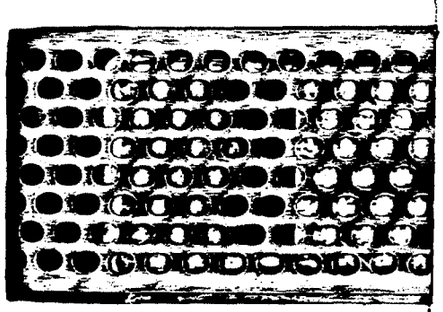
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 75500.00
CON TX 279.35
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 290.35
CHECK 290.35

10/05/98 01 14:30 0001 9620

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0496207
IDENTIF. # REFERENCE

98 OCT -5 PM 2:28
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1354890