WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOX 15

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

First title and Escrow Company, Inc. #15956

BOOK 11146 PAGE 337

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LYDIA LENKER (NAME)	SUNTRUST BANK, NASHVILLE (NAME)	MAP 104-14-F
2826 Woodlawn Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 305110/7TH FLOOR (STREET ADDRESS)	PARCEL 11
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TN 37230-5110 (CITY) (STATE) (ZIP)	FB# 7DA 92906

FOR AND IN 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, JERRY BEN ROSS, II, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LYDIA LENKER, unmarried

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

Land in Davidson County, Tennessee, being Unit 11 on the Plan of Woodlawn Court Condominiums of record in Plat Book 6900, pages 862 and 863, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Woodlawn Court Condominiums, a horizontal property regime established by Master Deed of record in Book 7792, page 360, said Register's Office.

Being the same property conveyed to Jerry Ben Ross, III, unmarried by deed from Henry C. McCall d/b/a Woodlawn Court Condominiums of record in Book 8694, page 486, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and paid by the Grantor; (2) Restrictions of record in Book 7792, page 360; (3) Charter of record in Book 7794, page 952 amended in Book 8237, page 335; (4) Easement of record in Book 6237, page 572; (5) Agreement of record in Book 7264, page 166; and (6) All matters appearing on the Plan of record in Plat Book 6900, page s 862 and 863, said Register's Office.

Andrea Ross, spouse of Jerry Ben Ross, II, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Jerry Ben Ross, II.

98 OCT -6 PM 4:07
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0610 10/06 0101 03CHECK 647.40

0497120
IDENTIF. ← REFERENCE

unimproved ( )
This is improved (X) property, known as 2826 Woodlawn Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 5th day of October, 1998

JERRY BEN ROSS, II

ANDREA ROSS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY BEN ROSS, II AND ANDREA ROSS

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 5th day of October, 19 98.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October, 19 98

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
JERRY BEN ROSS, II

TO
LYDIA LENKER

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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 172000.00
CON TX 636.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 647.40
CHECK 647.40

10/06/98 01 16:09 0001 0610

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0497120
IDENTIF. ↑ REFERENCE

98 OCT -6 PM 4:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1355869