THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 65,000.00

Jaan P. Sturgis
Affiant

Subscribed and sworn to before me, this 16th day of October 1998

Mitchell A Watts
Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JAAN STURGIS 1000 Iverson Avenue Nashville, Tennessee 37216	Jaan Sturgis 1503 Lischey Avenue Nashville, Tennessee 37207	MAP 72-2 PARCEL 8

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY FIVE THOUSAND AND NO/100---------- ---------- ($ 65,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, JOHN LEWIS THOMPSON AND WIFE, PALMA THOMPSON hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAAN STURGIS AND PETER J. RICHARDS, BOTH UNMARRIED, as Joint Tenants with Right of Survivorship 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. 78 on the Map of Maynor Place as of record in Book 843, page 24, Register's Office for Davidson County, Tennessee.

SAID Lot No. 78 fronts 60.0 feet on the southerly side of Iverson Avenue and extends back between parallel lines along the easterly margin of Coney Street 160.0 feet to a dead line.

BEING the same property conveyed to John Lewis Thompson and wife, Palma Thompson, by deed from John H. Hagey and wife, Lillian Marie Hagey, of record in Book 4431, page 608, Register's Office for Davidson County, Tennessee.

0502050
IDENTIF. ↑ REFERENCE

98 OCT 21 AM 9:42
BILL GARRELL REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 1000 Iverson Avenue, Nashville, Tennessee 37216

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have 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(s).

2. Matters shown on the Plan of Maynor Place of record in Book 843, page 24, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 16th day of October, 19 98.

JOHN LEWIS THOMPSON

PALMA THOMPSON

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 JOHN LEWIS THOMPSON AND WIFE, PALMA THOMPSON, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of October, 19 98.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

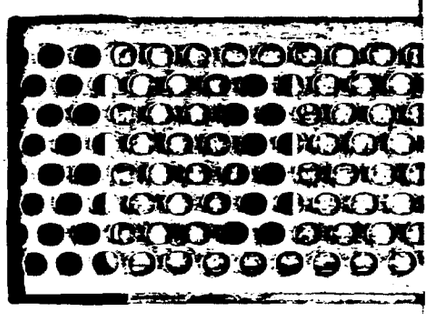
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 this _____ day of _____, 19____.

My Commission Expires: _____

Notary Public

5865 10/21 0101 03CHECK 251.50



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

RECEIVED OF _____

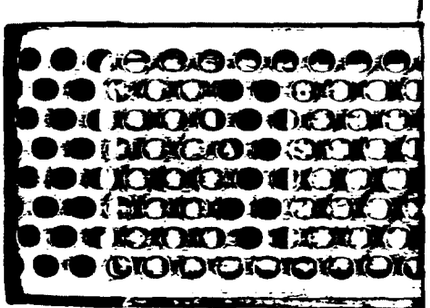
FOR _____

BOOK 11163 PAGE 465

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 65000.00
				CON TX 240.50
				PRFEE 1.00
				MDEED 8.00
				CFEE 2.00
				TOTAL 251.50
				CHECK 251.50
			10/21/98 01	09:45 0001 5865

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0502050
IDENTIF. ↑ REFERENCE

98 OCT 21 AM 9:42
LILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1360870