10-B

WARRANTY DEED

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBER
Barbara D. Cox 1814 - 28th Avenue, North Nashville, TN 37208	Same	Map 081-06-0 Parcel 083.00

BOOK 11181 PAGE 854

THIS INSTRUMENT PREPARED BY:

HERBERT R. RICH
Attorney at Law
213 Third Avenue, North
Nashville, Tennessee 37201-1680
615/254-3341

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $37,000.00. Barbara D. Cox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 1998.
Deborah J. Aiken
Notary Public
MY COMMISSION EXPIRES: 11-29-99

FOR AND IN CONSIDERATION OF the sum of thirty seven thousand and no one-hundredths Dollars ($37,000.00) and other good and valuable consideration paid by Barbara D. Cox (hereinafter referred to as "Grantee") to Harold C. McDonald and wife, Nancy T. McDonald (hereinafter referred to as "Grantor"), the receipt and sufficiency of which is hereby acknowledged, Grantor has bargained and sold, and does hereby transfer and convey, unto the said Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 39 on the Plan of Cumberland Gardens, as of record in Book 2900, Pages 3 and 4, Register's Office for said County.

SAID Lot No. 39 fronts 50 feet on the northerly side of Aspen Drive and extends back 139.2 feet on the easterly line and 138.8 feet on the westerly line to a dead line, measuring 50 feet thereon.

BEING the same property devised to Charles E. Bennett for life or until remarriage with remainder in fee to Harold C. McDonald by the Will of Veola B. Bennett, formerly Veola Fugett, of record in Will Book 214, Page 779, Probate Court Clerk for Davidson County, Tennessee, the said Charles E. Bennett having died May 4, 1997; and being the same property conveyed to Eugene R. Fugett, Jr. and wife, Veola Fugett, by deed from Walter L. Fields, Jr. and wife, Hazel Pointer Fields, of record in Book 4312, Page 458, Register's Office for Davidson County, Tennessee, the said Eugene R. Fugett, Jr., having predeceased Veola Fugett on September 20, 1978, and the said Veola Fugett having subsequently married the said Charles E. Bennett.

This is improved property known as 2708 Aspen Drive, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the hereditaments, appurtenances, estate, title, and interest thereto appertaining to the said Grantee, her heirs and assigns, forever.

AND Harold C. McDonald does hereby covenant with the Grantee, her heirs and assigns, that he is lawfully seized in fee simple; has full power, authority, and right to convey the same; and that said premises are unencumbered except: (a) 1998 property taxes, which have been prorated and assumed by Grantee; (b) zoning limitations, and easements and restrictions of record; and (c) rights of persons in possession. And Harold C. McDonald does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Nancy T. McDonald joins in this deed to convey to Grantee all of her right, title, and interest in and to the said improved real property, but not further or otherwise.

IN WITNESS WHEREOF, the parties have set their hands and seal, on this the 30th day of October, 1998.

Harold C. McDonald
HAROLD C. McDONALD

Nancy T. McDonald
NANCY T. McDONALD

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah J. Cohen, a Notary Public in and for said County and State, Harold C. McDonald and wife, Nancy T. McDonald, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of October, 1998.

Deborah J. Cohen
NOTARY PUBLIC

My Commission Expires: 11-27-99.

98 NOV -2 PM 2:31
JILL GRAY, REGISTER
DAVIDSON COUNTY, TN.
0892 11/02 0101 03CHECK 147.91
IDENTIF. + REFERENCE
0506816

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11181 PAGE 856

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	37000.00
CON TX	136.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	147.90
CHECK	147.90

11/02/98 01 14:31 0001 0892

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05068816
IDENTIF. ↑ REFERENCE

98 NOV -2 PM 2:31

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1366046