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FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November 19 98

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 5/25/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erik Scoggin (NAME)	Owner (NAME)	MAP 97-8
404 Woodberry Drive (ADDRESS)	(ADDRESS)	PARCEL 103
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Lakepark, Section 12, LLC

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

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. 5, on the Plan of Final Plat, Lakepark, Section Twelve, of record in Plat Book 8250, Page 804, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Lakepark, Section 12, LLC by deed from Larry W. Powell and Max O. Patton, of record in Book 10391, Page 675, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 10598, Page 511, Register's Office for said County.

98 NOV 10 PM 3:21
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0511108

REGISTER'S REFERENCE

unimproved ( )
This is improved (X) property, known as 4128 Helena Bay Court, Hermitage, TN 37076
(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 6th day of November 19 98

Lakepark, Section 12, LLC
By: Larry W. Powell
Larry W. Powell, Chief Manager
By: Maxie O. Patton III
Maxie O. Patton, III, Member

FILE BOX #

STATE OF TENNESSEE
COUNTY OF

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

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

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Larry W. Powell and Maxie O. Patton, III with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Chief Manager and Member respectively of the Lakepark, Section 12, LLC the within named bargainor, ~~a corporation~~, and that they as such Chief Manager and Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by ~~signing the name of the corporation by~~ the said Larry W. Powell as such Chief Manager, and attesting the same by the said Maxie O. Patton, III as such Member.

Witness my hand and official seal at office at Nashville, TN on this the 6th day of November 19 98.

My commission expires 5/25/2000

Notary Public

ANITA LESTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

5481 11/10 0101 03CHECK 96.10

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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	23000.00
CON TX	85.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	96.10
CHECK	96.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 5481

05111108
IDENTIF. & REFERENCE

98 NOV 10 PM 3:21

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1370601