Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

0516556
IDENTIF. & REFERENCE

39-B
File #98-1967

98 NOV 24 PM 12:37
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

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FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard L. Deckbar, Jr., and spouse, Virginia Kelley Deckbar**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew R. Burnstein, and Julie C. Murphy, both unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 7th, formerly the 10th Civil District of Davidson County, Tennessee, being Part of Lot No. 1 on the Plan of A.B. Montgomery Lands, as of record in Plan Book 1, Page 22, Chancery Court for said County, described as follows:

Beginning at a point in the southerly margin of Ellenway or Cedar Lane 76 feet East of the southeast intersection of said Lane and an unnamed 50 feet street; thence, easterly along the southerly margin of Cedar Lane 80 feet to the northwest corner of land conveyed to E.M. Hillspaugh and wife, by deed from A.G. Morris and wife, of record in Book 1115, Page 75, Register's Office; thence southerly along Hillspaugh's westerly line 160 feet to the North line of a 15 foot alley; thence, with the margin of same westerly 80 feet to a point 88 1/2 feet East of the northeast intersection of said alley and said 50 foot unnamed street; thence, northerly 160 feet to the point of beginning.

Being the same property conveyed to Richard L. Deckbar, Jr. and spouse, Virginia Kelley Deckbar by deed from Kathryn D. Foushee of record in Book 10284, Page 70, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 1909 Cedar Lane, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 20th day of November, 1998

Richard L. Deckbar, Jr.

Virginia Kelley Deckbar

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State of Tennessee)
County of Davidson)

On this the 20th day of November, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Richard L. Deckbar, Jr. and Virginia Kelley Deckbar**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 3/23/02

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$201,900.00**.

Affiant

Sworn and subscribed before me on this the 20th day of November, 1998.

My Commission Expires: 3/23/02

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires

1283 11/24 01 03CHECK 758

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Matthew R. Burnstein **1909 Cedar Lane** **Nashville, TN 37212**	**OWNER**	**117-4-312**

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	
				201900.00
			CON TX	747.03
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	758.03
			CHECK	758.03

11/24/98 01 12:37 0001 1283

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0516556
IDENTIF. ↑ REFERENCE

98 NOV 24 PM 12:37
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1376327