26B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Eckhardt Realty Corporation, Trustee for Coney Mitchell Land Trust 108 Stirton Road Nashville, TN 37138	NEW OWNER	Map 176-5 Parcel 71

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

98-10-9065

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Coney Mitchell, unmarried(the "Grantor") have bargained and sold, and by these presents do transfer and convey unto Eckhardt Realty Corporation, a Tennessee Corporation, Trustee for Coney Mitchell Land Trust, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 166 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, pages 884-887, Register's Office for Davidson County, Tennessee, references to which is hereby made for a more complete description thereof.

Being the same property conveyed to Coney Mitchell by Quitclaim Deed from Alec Alan of record in Book 10544, page 805, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This conveyance is subject to the following:

1. Plat of record in Plat Book 6900, pages 884-887, Register's Office for Davidson County, Tennessee;
2. Restrictive Covenants contained of record in Book 7823, page 857, Book 7857, page 94, as amended in Book 9678, page 187, further in Book 9764, page 44, as re-recorded in Book 7876, page 75, Register's Office for Davidson County, Tennessee;
3. By-Laws contained of record in Book 7932, page 648, as corrected in Book 9616, page 470 and Book 9616, page 477, Register's Office for Davidson County, Tennessee;
4. Easement to Tennessee Valley Authority of record in Minute Book 86, page 429, Chancery Court of Nashville, Davidson County, Tennessee;
5. Right-of-Way agreement to Nashville Gas Company of record in Book 5897, page 305, Register's Office for Davidson County, Tennessee;
6. Sewer Easement granted in Book 4438, page 20, Register's Office for Davidson County, Tennessee;
7. Easement for sanitary sewers and/or storm drainage of record in Book 6982, page 820, and Book 7145, pages 614 and 618, Register's Office for Davidson County, Tennessee;
8. Ingress and Egress easement granted by Deed of Easement

of record in Book 6728, page 961, Register's Office for Davidson County, Tennessee;

9. Assignment of sewer tops of record in Book 6008, page 176, and Book 6936, pages 707-719, Register's Office for Davidson County, Tennessee;

10. Right of Grantor to access water, sewer and gas utilities reserved in Deed Book 7224, page 642, Register's Office for Davidson County, Tennessee;

11. Deeds of conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 8169, page 564, Register's Office for Davidson County, Tennessee;

12. Option executed by W. Donald Jenkins, Jr. to the Metropolitan Government of Nashville and Davidson County, Tennessee, described in that certain Warranty Deed recorded at Book 7224, page 642, Register's Office for Davidson County, Tennessee;

13. Rights of Radnor Water Works and/or Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewerage Services of record in Book 7224, page 642, Register's Office for Davidson County, Tennessee;

14. Subject to rights of third parties in and to a family burial plot and ingress and egress thereto as shown on that certain boundary survey of Hickory Woods Estates, dated January 4, 1995, by Crawford Land Surveyors, P.C., William C. Cookrill, Registration No. 1401.

This conveyance is subject to a Deed of Trust executed by Coney Mitchell, a single person to Associates Home Equity Services, Inc. of record in Trust Deed Book 10896, page 906, said Register's Office for Wilson County, Tennessee. Grantee herein agrees to assume and pay.

This is improved property commonly known as 5321 Hickory Woods Drive, Antioch, Tennessee 37013.

[STATE OF Ohio)
[COUNTY OF Clinton)
[The actual consideration or value, whichever is greater for
[this transfer is $162,000.00.
[Coney Mitchell
[Affiant
[Subscribed and sworn to before me this 1 day of
[November, 1998.
[JANET SCHWARTZ
[Notary Public, State of Ohio
[My Commission Exp. Dec. 4, 2000
[Janet Schwartz
[Notary Public
[My Commission Expires December 4, 2000

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of November, 1998.

Coney Mitchell

Coney Mitchell

STATE OF Ohio }
COUNTY OF Clinton }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Coney Mitchell, the bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Clinton County State of OH, this 12th day of November, 1998.

Janet Schwartz
NOTARY PUBLIC

JANET SCHWARTZ
Notary Public, State of Ohio
My Commission Expires: Dec. 4, 2000

My Commission Expires:

1901 11/25 0101 03CHECK 614.40

05171135

IDENTIF. + REFERENCE

98 NOV 25 PM 2:42

[illegible] REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 11221 PAGE 578

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
162000.00
CON TX 599.40
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 614.40
CHECK 614.40

11/25/98 01 14:42 0001 1901

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0517135
IDENTIF. ↑ REFERENCE

98 NOV 25 PM 2:42
[illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1376941