PREPARED BY (AND RETURN TO BOOK 11226 PAGE 723

WILKINS & IVEY
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 40475
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Karen Boles 4902 Wyoming Avenue Nashville, TN 37209	Suntrust Bank, Nashville, N.A. P.O. Box 305110/7th Floor Nashville, TN 37230-5110

TAX MAP-PARCEL NUMBERS: 103-03-138

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 152,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph F. Lentz and spouse, Lynn W. Lentz,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Karen Boles,** 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 Davidson County, Tennessee, being Lot No. 803 of Block No. 38 on the plan of Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's Office for said County.

SAID Lot No. 803 fronts 50 feet on the northerly margin of Wyoming Avenue, formerly 6th Avenue, and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Joseph F. Lentz and spouse, Lynn W. Lentz by deed from Matthew Ramsey and spouse, Linda Burcher Ramsey of record in Book 9112, page 109, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property, known as: 4902 Wyoming Avenue, Nashville, TN 37209

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 30th day of November, 1998.

Joseph F. Lentz

Lynn W. Lentz

Joseph F. Lentz **Lynn W. Lentz**

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State of Tennessee
County of Davidson

On this 30th day of November, 1998, before me the undersigned authority, personally appeared **Joseph F. Lentz** and **Lynn W. Lentz**, 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 152,000.00

Karen Boles
Affiant

Sworn and subscribed before me on the 30th day of November, 1998.

Notary Public

My Commission Expires: _____

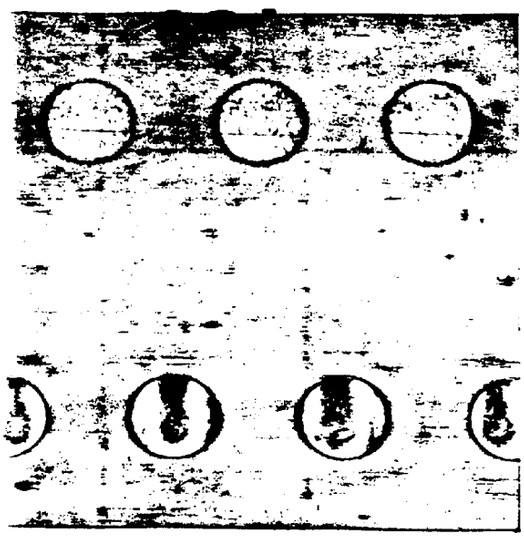
PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

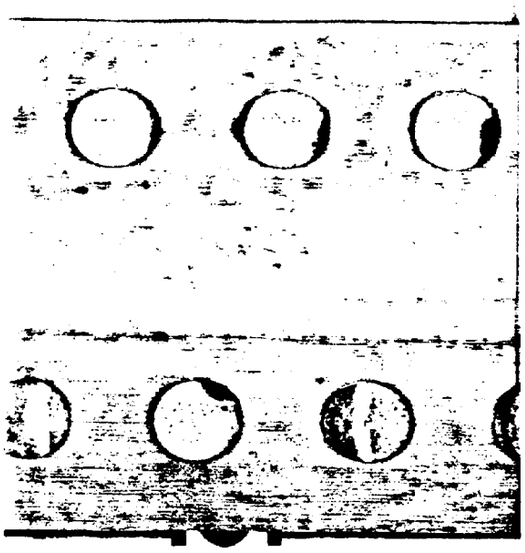
98 DEC -1 PM 1:02
REGISTER
DAVIDSON COUNTY, TN.

05184 34
IDENTIFICATION REFERENCE

3301 12/01 0101 03CHECK 573.40

Widoc: Deed Wty—12/92





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	152000.00
CON TX	562.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	573.40
CHECK	573.40

12/01/98 01 13:02 0001 3301

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0518434
IDENTIF. + REFERENCE

98 DEC -1 PM 1:02
REGISTER
DAVIDSON COUNTY, TN.

No. 1378332