BOX 12

WARRANTY DEED

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00

Debra Cavalier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES: March 25, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra Cavalier (NAME)	Same (NAME)	MAP 131-3 #197
4304 Lone Oak Road (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (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, Eddie W. McCullar and wife, Laura T. McCullar

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

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:

Land in Davidson County, Tennessee, being Lot No. 53 and the southerly triangular part of Lot No. 52 on the Map of Neil Hunt's Subdivision, as of record in Book 974, page 19, Register's Office for said County, described according to a copy of a survey thereof made by William Collier Parrish Associates, Civil Engineers, dated August 11, 1962.

Beginning at a point in the center of Lone Oak Road, formerly Glendale Lane, at the common corner of Lots 52 and 53 on said plan; thence with the center of said road, southerly 75 feet to a point; thence with the southerly line of Lot No. 53, eastwardly 250 feet to an iron stake; thence northerly 104.4 feet to an iron stake in the easterly line of Lot No. 52 which said point is 8.4 feet north of the northeast corner of Lot No. 53 on said Plan; thence westerly 253 feet to the point of beginning.

Being the same property conveyed to Eddie W. McCullar and wife, Laura T. McCullar by deed from Ralph L. Dover and wife, Carolyn Ann Dover of record in Book 9342, page 342, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

98 DEC -1 PM 4:20
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0518808

unimproved ( )
This is improved (X) property, known as 4304 Lone Oak Road, Nashville, TN 37215
(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 30th day of November 19 98

Eddie W. McCullar

Eddie W. McCullar

Laura T. McCullar

Laura T. McCullar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eddie W. McCullar and wife, Laura T. McCullar

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, 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 November, 19 98.

Commission expires March 25, 2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

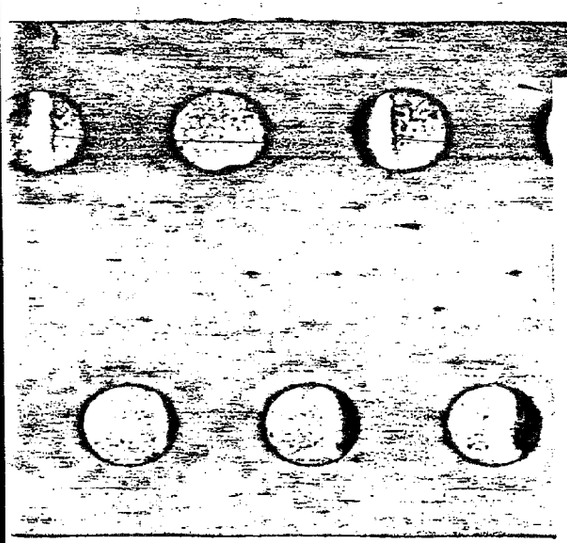
My commission expires _____

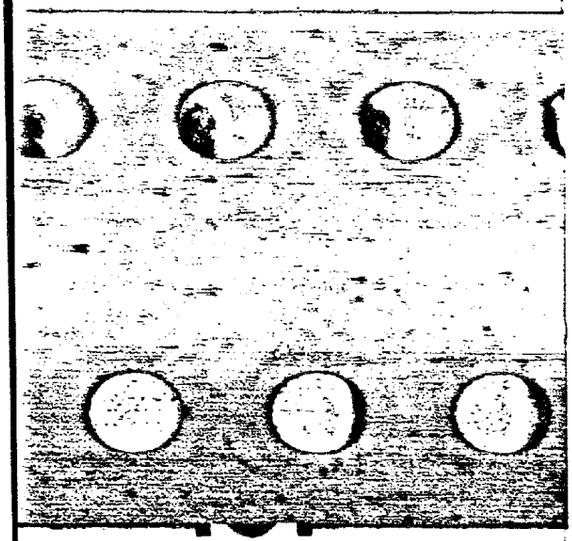
Notary Public

3676 12/01 0101 03CHECK 991.50

Warranty Deed from Eddie W. McCullar and wife, Laura T. McCullar, to Debra Cavalier.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215





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	
				265000.00
			CON TX	980.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	991.50
			CHECK	991.50
12/01/98	01		16:00 0001	3676

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0518808
IDENTIF. & REFERENCE

98 DEC -1 PM 4:00

REGISTER
DAVIDSON COUNTY, TN.

No. 1378707