THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Max E. Mendelsohn 5109 Robb Rd. Nashville, Tn. 37209	Same as New Owner	Map 60-8 Parcels 26 & 27 Field Book 12DZ 09250 Field Book 12DZ 09247

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, J. F. COLLIER ROOFING COMPANY, INCORPORATED, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto MAX E. MENDELSOHN, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

PARCEL 1: Lot
Being part of ~~Not~~ No. 3 on the Plan of E.A. Lindsley's Subdivision on Dickerson Road, as of record in Book 547, page 144, Register's Office for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, May, 1960, as follows:

TRACT 1: BEGINNING on the northerly margin of Ben Allen Road, South 82 deg. 26' West 203.6 feet from the southwest corner of the property conveyed to The New Zion Missionary Baptist Church by deed from Sophie Bonnenfield, Trustee, et al, of record in Book 2408, page 357, said Register's Office; thence North 13 deg. 16' East 230.6 feet to an iron pin; thence North 84 deg. 41' West 100 feet to an iron pin; thence South 12 deg. West 252.5 feet to the northerly margin of Ben Allen Road; thence with the same, North 82 deg. 26' East 100 feet to the beginning.

TRACT 2: BEGINNING at a point, said point being North 84 deg. 41' West 260 feet from the northwest corner of the property conveyed to The New Zion Missionary Baptist Church by deed from Sophie Bonnefield, Trustee, et al, of record in Book 2488, page 357, said Register's Office, said point also being North 12 deg. 00' East 252.5 feet from the northerly margin of Ben Allen Road; thence North 84 deg. 41' West 25 feet to an iron pin; thence southerly 60 feet to an iron pin; thence easterly 25 feet to an iron pin; thence North 12 deg. 00' East 60 feet to the beginning.

PARCEL 2:
LAND in Davidson County, Tennessee, being part of Lot No. 3 on the map of E.A. Lindsley's Subdivision, as of record in Book 547, page 144, Register's Office for said County, described as follows:

BEGINNING at an iron pin in the northerly margin of Ben Allen Road at the southeast corner of part of Lot No. 3 conveyed to Louise Hamblin by deed in Book 3072, page 443, said Register's Office; thence with her east line, North 13 deg. 16' East 230.6 feet to an iron pin; thence along the line of Lots No. 3 and 4, south 84 deg. 41' East 85 feet more or less; thence southerly 205 feet, more or less, to the northerly margin of Ben Allen Road; thence with said Road, South 82 deg. 26' West 103 feet more or less to the point of beginning.

BEING the same property conveyed to J.F. Collier Roofing Company, Incorporated, by deed from Louise B. Hamblin of record in Book 10200, page 253, Register's Office for Davidson County, Tennessee

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 105 Ben Allen Road, Nashville, TN 37207.

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, his heirs and assigns, forever.

And the GRANTOR does covenant with the said GRANTEE, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1998, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Restrictive Covenants of record in Book 831, page 126, said Register's Office (omitting African American clause).

3. Any and all matters as they may appear on the plan of record in Book 547, page 144, said Register's Office.

4. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5559, page 581 and Book 5580, page 70, said Register's Office.

And the GRANTOR does further covenant and bind itself, its successors or assigns to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 30th day of November, 1998.

"GRANTOR"

J. F. COLLIER ROOFING COMPANY, INCORPORATED

BY: _____
YVONNE C. COLLIER, President

BY: _____
JERRY F. COLLIER, Secretary/Treasurer

"GRANTEE"

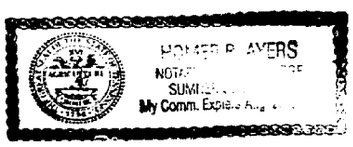
_____
MAX E. MENDELSOHN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAX E. MENDELSOHN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 30th day of November, 1998.

_____
NOTARY PUBLIC



98 DEC -2 AM 8:44
ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

0518939
IDENTIF. & REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared YVONNE C. COLLIER and JERRY F. COLLIER, with whom I am personally acquainted and who acknowledged themselves to be the President and Secretary/Treasurer, respectively, of J. F. COLLIER ROOFING COMPANY, INCORPORATED, the bargainor, a corporation, and as such President and Secretary/Treasurer being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by themselves as President and Secretary/Treasurer.

WITNESS my hand, at office, this the 30th day of November, 1998.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $112,000.00.

Affiant

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

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001

3815 12/02 0101 03CHECK 429.40

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

RECEIVED OF _____

FOR _____

BOOK 11228 PAGE 949

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMI
				112000.00
			CON TX	414.40
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	429.40
			CHECK	429.40
		12/02/98	01	08:45 0001 3815

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0518939
IDENTIF. & REFERENCE

98 DEC -2 AM 8:4[illegible]
REGISTER
DAVIDSON COUNTY, TENN.

No. 1378842