BOOK 11245 PAGE 741

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alfred D. Colgate (NAME)	Same (NAME)	Map 71-7
320 Edwin Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 228
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of

Ten ($10.00) *Dollars,*

and the execution of a Deed of Trust and Promissory Note of even date payable to the Grantors, we, John R. Sechler, who holds a life estate in the hereinafter described property and Monnie Lee Sechler and wife, Brenda Kay Sechler

have this day bargained and sold, and do hereby transfer and convey unto the said

Alfred D. Colgate

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 33 on the Plan of Trinity Heights, as of record in Book 332, Page 4, Register's Office for said county.

Said Lot No. 33 fronts 100 feet on the southerly side of Edwin Avenue and extends back between parallel lines 166 feet to an alley.

Being the same property conveyed to John R. Sechler and wife, Mabel Sechler by deed from Nannie J. Wright of record in Book 4714, Page 585, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Monnie Lee Sechler and wife, Brenda Kay Sechler by quitclaim deed from John R. Sechler and wife, Mabel Sechler of record in Book 8272, Page 666, Register's office for said county.

John R. Sechler and wife, Mabel Sechler held a life estate in the property. She predeceased him and he joins in the execution of this instrument conveying any and all interest he may have in the subject property, including but not limited to the life estate.

SURVEY: No new survey was made of the property. The description herein was prepared using the description from the previous deed.

MORTGAGE: See Deed of Trust of even date.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } *The actual consideration or value whichever is greater, for this transfer is $* 35,000.00

Subscribed and sworn to before me this the 5th *day of* December 19 98

Affiant: Alfred D. Colgate

My commission expires: 11/27/99 (Affix Seal) Notary Public: Thomas Sechler

This is (improved (X) unimproved) property, known as 320 Edwin Avenue, Nashville, TN 37207 (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever; we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 5th *day of* December *19* 98*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Monnie L Sechler
Monnie Lee Sechler

X John R Sechler
John R. Sechler

X Brenda Kay Sechler
Brenda Kay Sechler

BOOK 11245 PAGE 742

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Monnie Lee Sechler, Brenda Kay Sechler, and John R. Sechler

the within named 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, Davidson County, *Tennessee, this* 5th *day of* December, *19*98.

Notary Public

Commission expires 11/27/99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____ *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____ *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____
this _____ *day of* _____, *19*____.

_____*Notary Public*

Commission expires _____

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. NO TITLE SEARCH REQUESTED.

98 DEC -9 PM 4:10
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0523243
IDENTIF. + REFERENCE

8385 12/09 0101 03CHECK 10.50

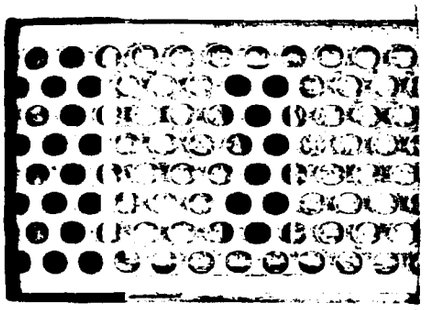
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WARRANTY DEED

FROM
John R. Sechler, Monnie Lee Sechler & Wife,
Brenda Kay Sechler
TO
Alfred D. Colgate

Prepared by:
Thomas Eldridge, Attorney
687 Candlestick Road
Nashville, TN 37211

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



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

BOOK 11245 PAGE 743

RECEIVED OF _____

FOR _____

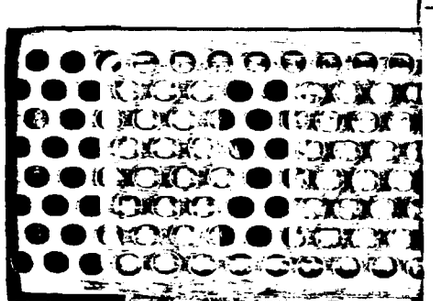
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 140.50
CHECK 140.50

12/09/98 01 16:11 0001 8385

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0523243
IDENTIF. # REFERENCE

98 DEC -9 PM 4:10
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1383367