BOOK 11246 PAGE 578

But 37 LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Mark V. Ezell and wife, Martha N. Ezell 6228 Bridlewood Lane Brentwood, TN 37027	Map 132-13 Par. 96	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Shannon Jean Kiss (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Mark V. Ezell and wife, Martha N. Ezell, (the "Grantees"), Grantees' heirs and assigns, all of the Grantor's right, title and interest in and to certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. 1999 Real estate taxes not yet due and payable.

2. All matters shown on the Plan of Gateway Acres, Second Addition of record in Book 1424, page 83, Register's Office for Davidson County, Tennessee.

This is improved property located at 4800 Lealand Lane, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Mark V. Ezell
Affiant

Subscribed and sworn to before me this 9th day of December, 1998.

Loretta B. Lane
Notary Public
My Commission Expires: 3/23/2002

98 DEC 10 PM 12:32
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN
NOTARY PUBLIC AT LARGE

0523470
IDENTIF. + REFERENCE

0529497.01
029730-000 12/07/1998

IN WITNESS WHEREOF, the Grantor has executed this Deed this 9th day of December, 1998.

SHANNON JEAN KISS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Loretta B. Lane, Notary Public, Shannon Jean Kiss, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of December, 1998.

Loretta B. Lane
Notary Public
My Commission Expires: 3/23/2002

8623 12/10 0101 03CHECK 163.00

EXHIBIT A

Being Lot No. 30 on the Plan of Gateway Acres, Second Addition, as of record in Book 1424, page 83, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning on the easterly margin of Lealand Lane at the corner of Lots Nos. 30 and 31; thence with the line between said two lots South 83 degrees 47 minutes East 516.9 feet to the westerly line of a 30-foot bridle path as shown on said plan; thence with said bridle path southwardly 95.5 feet, continuing in a southerly direction 304.5 feet; thence North 83 degrees 46 minutes West 539.6 feet to the easterly margin of Lealand Lane; thence with said Lane, northwardly 400 feet to the beginning. Being the same property conveyed to Shannon Jean Kiss by deeds of record in Book 5356, page 526 and Book 5383, page 867, Register's Office for Davidson County, Tennessee. This is not and has never been the usual place of residence of Grantor.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

CAMT 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 163.00
CHECK 163.00

12/10/98 01 12:34 0001 8623

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05234 70
IDENTIF. ↑ REFERENCE

98 DEC 10 PM 12:33
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1383601