Box 58B

BOOK 11255 PAGE 947

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Fred K. Holland 3714 Colonial Heritage Dr. Nashville, TN 37217	Same	Map 70-7 Parcel 45.00
This instrument prepared by: David B. Gray Hix Gray & Nave, PLLC 315 Deaderick Street, Suite 1620 First American Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Idanelle M. Webb, widow of M.H. Webb, deceased ("Grantor") has bargained and sold, and hereby transfers and conveys to Fred K. Holland ("Grantee"), and his respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

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

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Warranty Deed of Flowage Easement of record in Book 2153, page 587, Register's Office for Davidson County, Tennessee.

3. Navigation servitudes and all other statutory and regulatory rights and powers of the United States, the State of Tennessee, the County of Davidson, the Cumberland River and its shore lands extending to the ordinary high-water line thereof, and which may be exercised without obligation for compensation to the riparian owners.

Grantor covenants with Grantee 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 herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and his respective heirs and assigns, against the lawful claims of all persons.

This is unimproved property known as 1024 Alice Avenue, Nashville, Tennessee.

EXECUTED this 16th day of December, 1998.

Idanelle M. Webb

IDANELLE M. WEBB, widow of M.H. Webb, deceased, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Idanelle M. Webb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 16th day of December, 1998.

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/25/2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

1592 12/16 0101 03CHECK 40.90

The actual consideration or value, whichever is greater, for this transfer is $7,000.00.

Frank K. Holland

AFFIANT

Subscribed and sworn to before me this 16th day of December, 1998.

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

3/25/2000

holland2/warranty deed

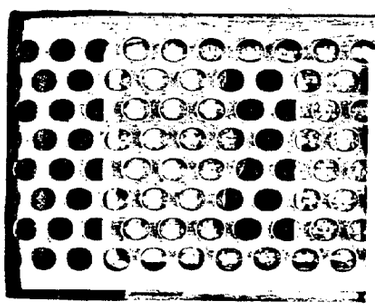
EXHIBIT A

Being the easterly 50 feet of Lot 27 on the Map of J.S. Spurlock Lands, not of record, described according to a survey made by Erle Drake, County Surveyor, April 21, 1925, as follows:

Beginning in the center of Alice Avenue at the northeast corner of the property conveyed to Larry S. Thomas and wife, by deed from M. H. Webb, and wife, of record in Book 2591, page 184, Register's Office for said County; thence with Thomas' easterly line southwardly 232-½ feet, to the Cumberland River; thence with said River eastwardly 50 feet to the corner of Lots Nos. 27 and 28; thence with the line between said two lots northwardly 240 feet to the center of Alice Avenue; thence with the center of said Avenue westwardly 50 feet to the beginning.

Being the same property conveyed to M.H. Webb by deed of record in Book 6588, page 810, Register's Office for Davidson County, Tennessee. The said M.H. Webb having since died testate, devising subject property to his wife, Idanelle M. Webb, as set forth in his Last Will and Testament, filed in Will Book 177, page 206, Probate Court for Davidson County, Tennessee.

0526233
IDENTIF. + REFERENCE
98 DEC 16 PM 3:18
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11255 PAGE 950

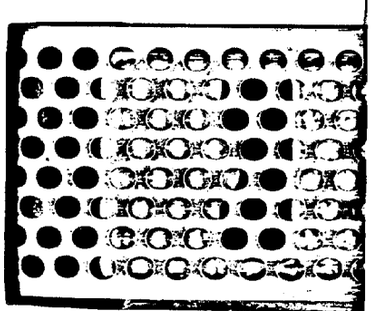
RECEIVED OF _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	7000.00
CON TX	25.90
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	40.90
CHECK	40.90

12/16/98 01 15:18 0001 1592



0526233
IDENTIF. # REFERENCE

98 DEC 16 PM 3:18

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401046