WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Constance Conatser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 19 98

William S. Carr
Notary Public

MY COMMISSION EXPIRES: 12-23-2001
(AFFIX SEAL)

WILLIAM S. CARR NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Conatser (NAME)	Thomas Conatser (NAME)	105-16-222.00
319 Polk Avenue (ADDRESS)	321 Polk Avenue (ADDRESS)	
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37210 (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, William James Leininger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Conatser and wife, Constance Conatser

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. 96 on the Plan of Woodycrest, Section 3, as of record in Book 2083, Page 21, Register's Office for said County, described as follows:

Beginning on the northerly margin of Polk Avenue at the corner of Lots Nos. 95 and 96; thence with the line between said two lots northwardly 144.1 feet; thence north 79° 29' east 32 feet; thence north 54° 46' east 43 feet to the corner of Lots Nos. 96 and 97; thence with the line between said two lots southwardly 168 feet to the northerly margin of Polk Avenue; thence with same westwardly 80 feet to the beginning.

Being the same property conveyed to William James Leininger by Deed from Mikkie Ann Clason Leininger of record in Book 8210, Page 136, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Davidson County taxes for the year 1999 are a lien but not yet due and payable. Davidson County taxes for the year 1998 have been prorated between the parties as of the date of this instrument, with GRANTEES paying their prorata share thereof to GRANTORS who have already paid said taxes.

CONTINUED

unimproved ( )
This is improved (X) property, known as 319 Polk Avenue, Nashville, Tennessee 37210
(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 my hand this 15th day of December 19 98

William James Leininger

William James Leininger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William James Leininger

the bargainor _____, 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 and official seal at Franklin, Tennessee, this 15th day of December 19 98.

Commission expires 12-23 2001

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

WILLIAM S. CARLTON NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY

LEGAL DESCRIPTION CONTINUATION

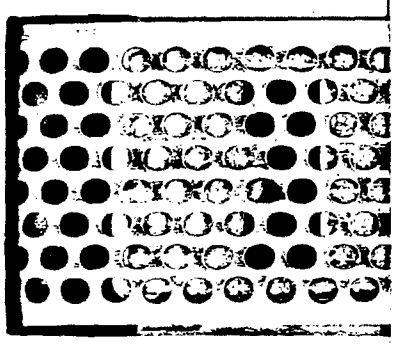
Subject to a Plan of record in Plat Book 2083 page 21 said Register's Office for Davidson County, Tennessee.

Subject to all easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

0526727
IDENTIF. ↑ REFERENCE

98 DEC 17 PM 3:43
REGISTER
DAVIDSON COUNTY, TN.

2124 12/17 0101 03CHECK 214.50



OFFICIAL RECEIPT

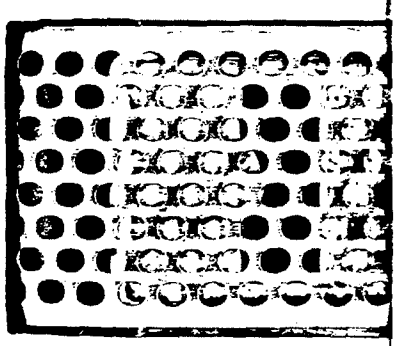
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11257 PAGE 881

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



0526727
IDENTIF. # REFERENCE

98 DEC 17 PM 3:43
REGISTER
DAVIDSON COUNTY, TN.

			CAMT	55000.00
			CON TX	203.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	214.50
			CHECK	214.50
12/17/98	01	15:43	0001	2124

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401574