BOOK 11265 PAGE 270

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.
Beverly W. Lockhart 109 Colony Point East Nashville, TN 37217	Same as New Owner	Map 136-7 Parcel 171 Field Book 2DX 00916

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, ROBERT M. ALLEN and wife, SUSAN M. ALLEN, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto BEVERLY W. LOCKHART, a single woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 354 on the Plat of Priest Lake Park, Section 5, of record in Plat Book 4460, pages 174, 175 and 176, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Robert M. Allen and wife, Susan M. Allen, by deed from Coca Cola Bottling Company of record in Book 9970, page 770, 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 109 Colony Point East, Nashville, Tennessee 37217.

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, her heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant 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 will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to restrictive covenants of record in Book 4698, page 969, said Register's Office.

3. Subject to any and all matters as they may appear of record in Book 4460, pages 174, 175 and 176, said Register's Office.

0528761
IDENTIF. & REFERENCE

98 DEC 23 AM 9:58
REGISTER
DAVIDSON COUNTY, TN.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 21st day of December, 1998.

"GRANTORS"

ROBERT M. ALLEN

SUSAN M. ALLEN

"GRANTEE"

BEVERLY W. LOCKHART, a single woman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT M. ALLEN and wife, SUSAN M. ALLEN, and BEVERLY W. LOCKHART, a single woman, 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, at office, this the 21st day of December, 1998.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $147,000.00.

Affiant

Sworn to and subscribed before me, this the 21st day of December, 1998.

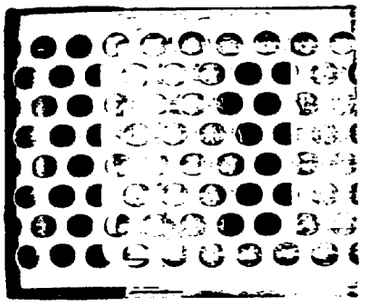
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

4280 12/23 0101 03:01:01 PM
554.90

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____ BOOK 11265 PAGE 272

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

CASH

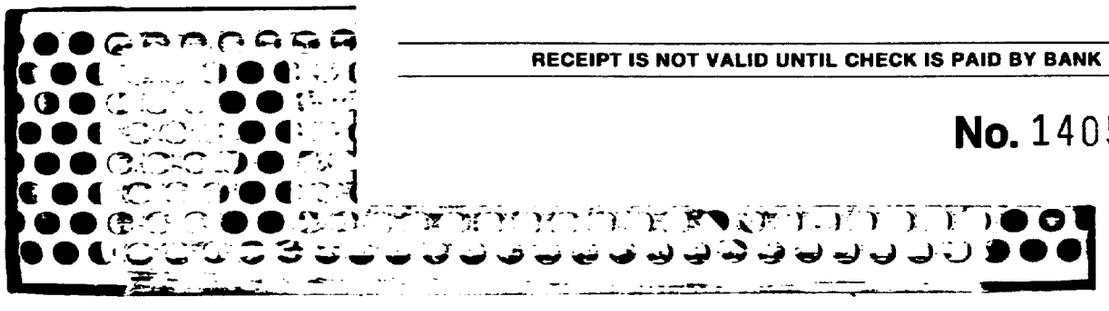
	147000.00
CON TX	543.90
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	554.90
CHECK	554.90

12/23/98 01 09:56 0001 4289

0528761
IDENTIF. ↑ REFERENCE

98 DEC 23 AM 9:59

DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405818

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