98-12-51-Q

File Box 19B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

BOOK 11273 PAGE 130

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEONARD AMDUR (NAME)	"NEW OWNERS" (NAME)	MAP 091-11
1004 FATHERLAND STREET (ADDRESS)	(ADDRESS)	PARCEL 199
NASHVILLE TN 37202 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	F.B.#: 12W-10275

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, JIM DeVAULT and wife, Pamela Toll DeVault

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEONARD AMDUR

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 the Lot Nos. 1116, 1118 and 1120, Block 158, Plan No. 1 of West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 75 feet on the southerly side of Indiana Avenue and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Jim DeVault, by Deed from Ronnie Payne, a married man, of record in Book 11234, Page 593, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

SAID property is not now nor ever has been the principal place of residence of the Grantor herein.

unimproved ( )
This is improved (X) property, known as 5209 Indiana Avenue, Nashville, TN 37209
(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 23rd day of December 1998

JIM DeVAULT

Pamela Toll DeVault

DCTN01WC

(CONTINUATION OF LEGAL)

Pamela Toll DeVault, spouse of the above named Jim DeVault, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JIM DEVAULT, 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 Brentwood, Tennessee, this 28th day of December, 1998.

My Commission Expires: 7/24/99

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAMELA TOLL DEVAULT, the bargainor, 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 official seal at Brentwood, Tennessee, this 28th day of December, 1998.

My Commission Expires: 7/24/99

Notary Public

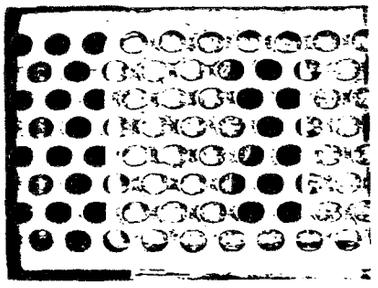
0530629
IDENTIF. & REFERENCE

98 DEC 30 PM 12:36
REGISTER
DAVIDSON COUNTY, TN.

675 12/30 0101 03CHECK 110.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 11273 PAGE 132

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

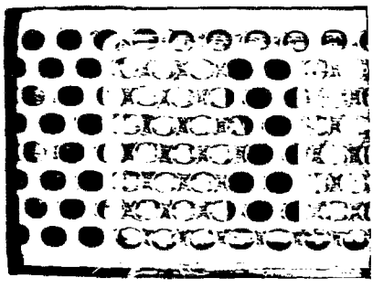
0530629
IDENTIFICATION REFERENCE

98 DEC 30 PM 12:36

REGISTER
DAVIDSON COUNTY, TN.

[illegible] 27500.00
[illegible] CO TX 55.00
[illegible] 1.00
[illegible] 1.00
[illegible] 1.00
[illegible] 110.00
CHECK 111.00

12/30/98 01 [illegible] 0401 6275



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1403586