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Box 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
15th DAY OF January 19 99

Victor Hazelwood
Notary Public

MY COMMISSION EXPIRES: 10/26/2002
(AFFIX SEAL)

VICTOR HAZELWOOD NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL R. COMSTOCK (NAME)	NationsBanc Mtg. Corp. (NAME)	MAP 103-3
5004 Wyoming Ave (ADDRESS)	P.O. Box 35140 (ADDRESS)	PARCEL 116.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Louisville, KY 40232 (CITY) (STATE) (ZIP)	25W-02955

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, CHRISTOPHER TODD ROBBINS AND WIFE, TERRY GEORGINA ROBBINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL R. COMSTOCK

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 part of Block 25 on the Plan of Realty Savings Bank and Trust Company's revised plan of West extension of Charlotte Park Company's First Addition, of record in Plat Book 121, page 18, Register's Office for said County.

Beginning at a point 110 feet from the westerly margin of 50th Avenue North in the northerly margin of Wyoming Avenue, formerly Sixth Avenue, westerly with said Northern margin 50 feet to a point; thence North 150 feet to the southerly margin of a 20 foot alley, thence easterly 50 feet with said alley to a point; thence South 150 feet to the point of beginning.

BEING the same property conveyed to Christopher Todd Robbins and wife, Terry Georgina Robbins by Deed from Gary M. Jones and wife, Bridgette Hewgley Jones, of record in Book 8946, Page 881, 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 assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 5004 Wyoming 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 our hand s this 15th day of January 19 99

Christopher Todd Robbins

CHRISTOPHER TODD ROBBINS

Terry Georgina Robbins

TERRY GEORGINA ROBBINS

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 CHRISTOPHER TODD ROBBINS AND WIFE, TERRY GEORGINA ROBBINS

the bargainor s, 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 and official seal at NASHVILLE, Tennessee, this 15th day of January 19 99

Commission expires 5/27/01

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

05387723
IDENTIF. & REFERENCE
99 JAN 20 PM 1:00
PILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
4878 01/20 0101 03CHECK 597.45

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0538723

IDENTIF. & REFERENCE

99 JAN 20 PM 1:00

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	AMT
	159500.00
CON TX	586.45
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	597.45
CHECK	597.45

01/20/99 01 12:59 0001 4878

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1414305