BOOK 11326 PAGE 414

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Eckhardt Realty Corporation, Trustee for 2956 & 2962 Baby Ruth Lane Land Trust P.O. Box 271 Antioch, TN 37011	New Owner	Map 163 Parcel 140.00 and 253.00

This instrument prepared by: Robert J. Notestine, III, Attorney,
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Bonnie G. Deal, a widow (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Eckhardt Realty Corporation, Trustee for 2956 & 2962 Baby Ruth Lane Land Trust (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A for legal description

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1999 and subsequent years, easements and restrictive covenants of record.

This is unimproved property commonly known as 2956 & 2962 Baby Ruth Lane , Antioch, TN 37013.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $102,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of January, 1999.

Notary Public

My Commission Expires 3-4-99

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

99 FEB -4 AM 9:16
BILL G... REGISTER
DAVIDSON COUNTY, TN

IDENTIF. ↑ REFERENCE
0544998

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 2nd day of February, 1999.

Bonnie G. Deal

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 **Bonnie G. Deal**, 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 Nashville, Tennessee, this 2nd day of January, 1998.

NOTARY PUBLIC

My Commission Expires: 3-6-99

EXHIBIT A

TRACT I

Being the easterly portion of the herein described tract; beginning at a point in the southerly margin of Baby Ruth; said point being 217.00 feet from the northeast corner of the Herman Hedgepath, et ux property of record in Book 2957, page 471, Register's Office for Davidson County, Tennessee; described as follows:

Thence S 25 degrees 49' E 220.00 feet to a point; thence S 57 degrees 03' W 95.00 feet to a point; thence N 29 degrees 19' 39" W 218.72 feet to a point in the said southerly margin of Baby Ruth Road; thence with said margin N 57 degrees 03' E 108.50 feet to the beginning.

Being part of the same property conveyed to Bonnie Garner Deal by Warranty Deed from Jesse T. Gittings and Elizabeth A. Gittings Johnson, formerly Elizabeth A. Gittings of record in Book 6098, page 761, said Register's Office for Davidson County, Tennessee.

TRACT II

Land in the 2nd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by Stephen A. Draper, Surveyor, dated January 2, 1960, as follows, to-wit:

Beginning at a point in the center line of a private road, said point being at the same location of a telephone easement, adjoining said property, crossing said private road; thence S 46 degrees 30' E 280 feet to a point; thence S 23 degrees 15" W 115 feet to a point; thence N 72 degrees W 260 feet to a point in the center of said private road; thence N 18 degrees E 89.6 feet to a point; thence N 26 degrees E 140 feet to the point of beginning.

Being the same property conveyed to James P. Deal and wife, Bonnie G. Deal by Warranty Deed from James C. Sutherland, Jr. and wife, Rebecca M. Sutherland of record in Book 5029, page 201, said Register's Office for Davidson County, Tennessee. The said James P. Deal has since died and upon his death, title was vested in Bonnie G. Deal as the sole surviving tenant by the entirety.

1563 02/04 0101 02CHECK 392.40

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11326** PAGE **417**

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	102000.00
CON TX	377.40
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	392.40
CHECK	392.40

02/04/99 01 09:15 0001 1563

0544998
IDENTIF. & REFERENCE

99FEB-4 AM 9:17

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1420895