THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
2123 Belcourt Avenue
Suite 104
Nashville, TN 37212

BOOK 11430 PG. 732

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL NO.
Legacy Partners, L.P. **1410 Chickering Road** **Nashville, TN 37215**	***Same***	**118-1-260**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $130,000.00

Affiant

Subscribed to and sworn before me this 6th day of April, 1999.

Notary Public

My Commission Expires: March 25, 2000

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Thousand Dollars ($130,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JUANITA C. BELL, unmarried (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto LEGACY PARTNERS, L.P. (the "Grantee"), their legal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee being Lot No. 20 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for said County.

Said Lot No. 20 fronts 50 feet on the south side of Caruthers Avenue and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Warner Bell and wife, Juanita C. Bell, by deed from Madeline R. Pugh, of record in Book 3831, page 153, said Register's Office, the said Warner Bell having since died.

This is improved real property known as 917 Caruthers Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, their legal representatives, successors and assigns forever. The Grantor covenants with the said Grantee that she is lawfully seized and possessed of said real estate in fee simple, has good right to convey it, and that the same is subject to such limitations, restrictions and encumbrances as may affect the premises.

The Grantor further covenants and binds herself, her heirs, representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, their legal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 6th day of April, 1999.

Juanita C Bell
JUANITA C. BELL

BOOK 11430 PG. 733

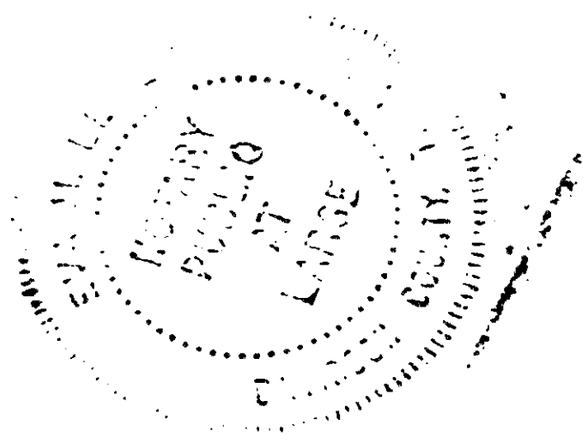
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUANITA C. BELL, the within named 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 office in Nashville, Davidson County, Tennessee, this 16th day of April, 1999.

Notary Public

My Commission Expires: March 25, 2000



05738 58

INDEXING INSTRUCTIONS FOR REFERENCE

99 APR 14 AM 8:45

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

2125 04/14 0101 03CHECK 492.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11430 PG. 734

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

0573858

IDENTIFICATION REFERENCE

99 APR 14 AM 8:45

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	130000.00
CON TX	481.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	492.00
CHECK	492.00

04/14/99 03 08:47 0001 2125

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1451101