THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 85,000.00

Jaan Sturgis
Affiant

Subscribed and sworn to before me, this 23rd day of April 1999

Mitchell A. Watts
Notary Public

My Commission Expires: 9-24-2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 11448 PG. 109

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JAAN STURGIS 1426 Riverside Drive Nashville, Tennessee 37206	UNION PLANTERS BANK 7130 Goodlett Farms Parkway Cordova, Tennessee 38018	MAP 83-3 PARCEL 124

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY FIVE THOUSAND AND NO/100---------- ---------- ($ 85,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I, SUSAN G. GLASS, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto JAAN STURGIS, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

BEING the same property conveyed to Susan G. Glass by deed from Sara G. Rodefeld of record in Book 8845, page 520, as re-recorded in Book 8850, page 534, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust in favor of City Federal Savings Bank of record in Book 7274, page 486, Register's Office for Davidson County, Tennessee, and assigned to Leader Federal Bank for Savings by instrument of record in Book 9855, page 110, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is improved property known as 1426 Riverside Drive, Nashville, Tennessee 37206

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___, his heirs and assigns, forever.

GRANTOR___ COVENANT_s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha_s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of S/D of Bradford and McClure Lands of record in Book 21, page 9, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 23rd day of April, 19 99.

Susan G. Glass
SUSAN G. GLASS

Jaan Sturgis
JAAN STURGIS

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 SUSAN G. GLASS and JAAN STURGIS, the bargainors, 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 this 23rd day of April, 1999.

Mitchell A. Watts
Notary Public

My Commission Expires: September 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ 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 this _____day of _____ , 19 ____.

My Commission Expires: _____

_____
Notary Public

05788853

99 APR 27 AM 9:34

7468 04/27 0101 03CHECK 329.50

EXHIBIT "A"

LAND in Davidson County, Tennessee, being part of Lot No. 2 on the Map of the Subdivision of the Bradford & McClure Lands, being a Subdivision of Lots 61, 62, and part of 63 of Brownsville, as of record in Book 21, page 9, Register's Office for said County, said Bradford and McClure Subdivision being unrecorded, and described according to a copy of a survey thereof made by James A. Hamilton, Jr., dated March 3, 1953, as follows:

Beginning at an iron pin in the center line of Riverside Drive; thence north 86 deg. 30' west 283 feet to an iron pin in a fence line; thence north 11 deg. 07' east 120 feet to an iron pin set 5 feet from the corner of the north side of lot; thence south 86 deg. 30' east 360.45 feet to an iron pin in the center of Riverside Drive; thence with said Drive southwesterly along the center line 151.2 feet, to the point of beginning.

INCLUDED within the above description but EXCLUDED from this conveyance is the following property:

Beginning at an iron pin in the centerline of Riverside Drive, corner of the Rickman lot as recorded in Book 664, page 426, Register's Office for Davidson County, Tennessee and the Burke lot as recorded in Book 2139, page 253, thence N. 86 deg. 30' W. 173 feet, 46' to a point, being in the northerly line of the said Burke lot and also the southerly line of said Rickman lot, thence South 81 deg. 38' East 175.00' to a point in the centerline of Riverside Drive, thence northerly along a centerline 16.25' to the point of beginning--being a triangular piece of property containing approximately 1400 square feet, more or less.

There is also conveyed by this instrument the following property:

Beginning at an iron pin in the northerly line of the Burke lot 72' East of the westerly Burke line as recorded in Book 2139, page 253, said pin being also the westerly marker of the Rickman lot, as recorded in Book 644, page 426, Register's Office for Davidson County, Tennessee, thence N. 11 deg. 07' E. 14 feet; thence S. 81 deg. 38' E. 163.54 feet to a point in the common line between the said Burke and Rickman property; thence N. 86 deg. 30' W. 164.99 feet to the point of beginning, being a triangular piece of property, containing approximately 1,150 square feet, more or less.

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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

BOOK 11448 PG. 112

CAMT 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 329.50
CHECK 329.50

04/27/99 01 09:36 0001. 7468

05/8853

99 APR 27 AM 9:34

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1477399