26b

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Frances E. Waldron	New owner	
308 Plus Park Blvd.		Map 105-04-0
Suite D-20		Parcel 170.00
Nashville, TN 37217		171.00

This instrument prepared by: Robert J. Notestine, III, Attorney,
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.
9383 26b

BOOK 11651 PAGE 864

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, 1233 and 1235 Lewis Street and Land Trust Eckhardt Exchange Corporation, Trustee, with power to convey, transfer, mortgage and encumber the below described real property without joinder of any beneficiary, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Frances E. Waldron (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Tract 1: Being the southerly 12 ½ Feet of Lot No. 22 and the northerly 25 feet of Lot No. 23 on the Revised Plan of Trimble's National Hill addition of record in Book 21, page 121, Register's Office for said County, as follows:
Said parts of Lots Nos 22 and 23 front together 37 ½ feet on the westerly side of Lewis, formerly East Hill Street and extends back between parallel lines 129 feet to an alley.

Being the same property conveyed to 1233 Lewis Land Trust, Nancy Huppee, Successor Trustee by Special Warranty Deed from Woodbine-Trimble, L.P., a Tennessee limited partnership of record in Book 11107, page 115, said Register's Office for Davidson County, Tennessee.

The Third Amendment to the 1233 Lewis Street Land Trust recorded in Book 11586, page 960, said Register's Office for Davidson County, Tennessee, changing the Trustee to Eckhardt Exchange Corporation.

Tract 2: Land in Davidson County, Tennessee, being Lot No. 26 and the southerly one- half of Lot No. 23 on the Plan of Trimble's National Hill Addition, as of record in Book 21, page 121, Register's Office for said County, as follows:
Said Lot No. 26 and part of Lot No. 23 front together 75 feet on the westerly side of East Hill Street and runs back between parallel lines 120 feet to an alley.

Being the same property conveyed to 1235 Lewis Land Trust, Nancy Huppee, Successor Trustee by Special Warranty Deed from Woodbine-Trimble, L.P., a Tennessee limited partnership of record in Book 11107, page 120, said Register's Office for Davidson County, Tennessee.

The Third Amendment to the 1235 Lewis Street Land Trust recorded in Book 11586, page 960, said Register's Office for Davidson County, Tennessee, changing the Trustee to Eckhardt Exchange Corporation.

This description was the same as was used in the last deed of record.
This conveyance is subject to the following:

1. Taxes for the year 1998 and subsequent years.

99 SEP -7 AM 10:44
ALL STATE TITLE REGISTER
DAVIDSON COUNTY, TN.

0632879
PARCEL OR REFERENCE

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 two notes secured by a First Mortgage Deed of Trust to Curtis F. Seals and Eddie Beard of record in Book 9405, page 518 and a Second Mortgage Deed of Trust in favor of Rema Corporation of record in Book 9405, page 527, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1233-1235 Lewis Street, Nashville Tennessee 37210.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this transfer
[is $220,000.00

Amy Joines
Affiant

[Subscribed and sworn to before me this
[27th day of August, 1999.

Notary Public

[My Commission Expires: 2-19-2003

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, his heirs and assigns, forever.

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

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

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of August 1999.

Eckhardt Exchange Corporation, Trustee for the
1233 and 1235 Lewis Street Land Trust

by:
Robert J. Notestine, III, President

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 **Robert J. Notestine, III**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the President of Eckhardt Exchange Corporation, and that he as such President executed the within instrument for the purposes therein contained, by signing the name of Eckhardt Exchange Corporation by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of August, 1999.

NOTARY PUBLIC

My Commission Expires: 2-19-2003

5265 09/07 0101 03CHECK 829.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11651 PAGE 667

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

06328879

IDENTIF. & REFERENCE

99 SEP -7 AM 10:44

BILL GARRETT - REGISTER
DAVIDSON COUNTY, TN.

CAMT	220000.00
CON TX	814.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	829.00
CHECK	829.00

09/07/99 01 10:44 0001 5269

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1513286