Dav. CO. File Box 14-A
jtc file no. 15468-4

FROM: The Lagniappe Group, Inc.

TO: Iva Gail Lohden

Davidson County DEEDWARR
Recvd: 09/30/02 15:58 2pgs
Fees:13.00 Taxes:962.00
20020930-0118658

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Iva Gail Lohden	Union Planters Bank, NA	Map 104-13-B
401 Bowling Avenue #96	P. O. Box 2127	
Nashville, Tennessee 37205	Memphis, TN 38101-2127	Parcel 88

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Subscribed and sworn to before me, this the 27th day of September, 2002.

Notary Public

My Comm. Expires: 4/10/05

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, The Lagniappe Group, Inc., as Debtor and Debtor-in-Possession under United States Bankruptcy Case No. 301-12726, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Iva Gail Lohden and* hereinafter called "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

*William L. Crouch, III, joint tenants with right of survivorship

Land in Davidson County, Tennessee, being Building Site No. 88 on the plan of Richmeade Place, Section VI, of record in Book 5210, Page 357, Register's Office for said County, reference to the record thereof being hereby made for full particulars.

Being the same property conveyed to The Lagniappe Group, Inc. by deed from P. Gail Davies, unmarried, of record in Book 8441, page 622, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2002 Metropolitan Government taxes.

2. All matters shown on the plan of record in Book 5210, page 357, said Register's Office, and the Site Plan of record in Book 4675, Page 67, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 4941, page 637, as amended in Book 5036, page 338, Book 5019, page 946, Book 5039, page 256, Book 5094, page 473, Book 5238, page 385, Book 5408, page 210, and Book 5733, page 628, said Register's Office.

4. By-Laws of Richmeade Place of record in Book 4941, page 689, as amended in Book 5213, page 945, said Register's Office.

This is property known as 401 Bowling Avenue, #96, Nashville, Tennessee 37205.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 its hand this 27th day of September, 2002.

THE LAPNIAPPE GROUP, INC.

BY: _____

TITLE: Pres.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Sue Patton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be President of The Lagniappe Group, Inc., the within named bargainor, a corporation, and that she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by her as President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of September, 2002.

_____
NOTARY PUBLIC

My Commission Expires: 4/10/05

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

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