WARRANTY DEED

BOOK 10226 PG 450

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 467,000.00

Elsa Knewitz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF October 19 96

Carla Adams
Notary Public

MY COMMISSION EXPIRES: 9/23/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELSA KNEWITZ (NAME)	SAME (NAME)	MAP 41
3910 BRICK CHURCH PIKE (ADDRESS)	(ADDRESS)	PARCELS 99, 100
NASHVILLE, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	AND 104

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BRET MICHAELS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELSA KNEWITZ

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:
Land in the 10th and 12th Civil District of Davidson County, Tennessee, and being described in part according to a survey by John B. Rainey, Surveyor #823, dated October 6, 1977, and known as Job No. 77-344 as follows: BEGINNING at an iron pin on the westerly margin of Brick Church Pike, said iron pin being the southeast corner of this tract, being N 8 deg. 26' E 1525.0 feet from the north line of the Jerry Crecelius land of record in Deed Book 4451, page 519, Register's Office for Davidson County, Tennessee; thence leaving the margin of said Brick Church Pike, N 82 deg. 53' W 1349.80 feet to an iron pin; thence 8 deg. 26' E 200.00 feet to an iron pin; thence S 82 deg. 53' E 1349.80 feet to an iron pin on the westerly margin of the aforesaid Brick Church Pike; thence with the margin of said Brick Church Pike S 8 deg. 26' W 200.0 feet to the point of beginning.

TRACT 2:
Land in the 12th Civil District of Davidson County, Tennessee, and being described according to a survey by John B. Rainey, Surveyor #823, dated October 6, 1977, and known as Job No. 77-344 as follows:

BEGINNING at an iron pin on the westerly margin of Brick Church Pike, said iron pin being N 8 deg. 26' E 1/25.0 feet from the northeast corner of the Jerry Crecelius land of record in Deed Book 4451, page 519, Register's Office, Davidson County, Tennessee; thence leaving the margin of said Brick Church Pike N 82 deg. 53' W 1349.80 feet to an iron pin; thence S 8 deg. 26' W 200.0 feet to an iron pin; thence N 82 deg. 53' W 453.89 feet to an iron pin; thence N 8 deg. 26' E 300.0 feet to an iron pin; thence S 89 deg. 29' 04" E 1817.66 feet to an iron pin on the westerly margin of the aforesaid Brick Church Pike;

CONTINUED

unimproved ( )
this is improved (X) property, known as 3910 BRICK CHURCH PIKE, NASHVILLE, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 11th day of October 19 96

BRET MICHAELS

LEGAL DESCRIPTION CONTINUATION

thence with the margin of said Brick Church Pike and a slight curve to the right having a radius of 942.80 feet, a distance of 74.02 feet to a point; thence continuing with the margin of said pike, S 8 deg. 26' W 235.0 feet to the point of beginning.

TRACT 3:

Land in the 10th and the 12th Civil District of Davidson County, Tennessee, and being described in part according to a survey by John B. Rainey, Surveyor, #823, dated October 6, 1977, and known as Job No. 77-344, as follows:

BEGINNING at an iron pin on the westerly margin of Brick Church Pike, said iron pin being N 8 deg. 26' E 1325.0 feet from the northeast corner of the Jerry Crecelius land of record in Deed Book 4451, page 519, Register's Office, Davidson County, Tennessee; thence leaving the margin of said Brick Church Pike, N 82 deg. 53' W 1349.80 feet to an iron pin; thence N 8 deg: 26' E 200.0 feet to an iron pin; thence S 82 deg. 53' E 1349.80 feet to an iron pin on the westerly margin of the aforesaid Brick Church Pike; thence with the margin of said Pike S 8 deg. 26' W 200.0 feet to the point of beginning.

Being the same property conveyed to BRET MICHAELS by Deed of record in Book 9849, page 225, Register's Office for Davidson County, Tennessee.

BRET MICHAELS

BOOK 10226 PG 452

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 BRET MICHAELS, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 11th day of October 1996.

Commission expires 9/13/00

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

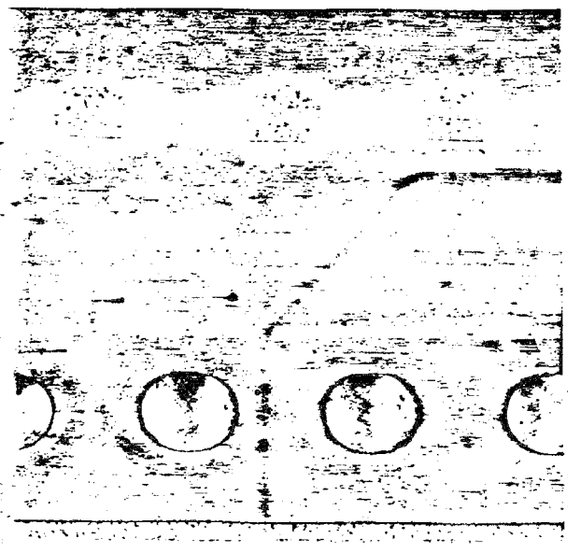
Notary Public

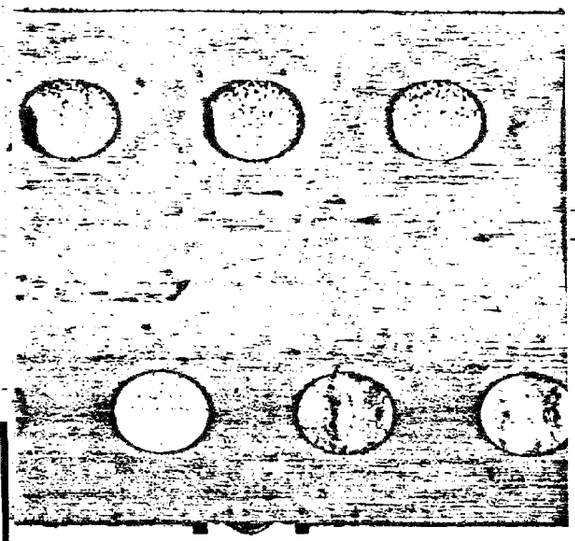
IDENTIF. & REFERENCE

96 OCT 16 AM 8:52
RECEIVED & RECORDED BY REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

0402 10/16 0101 03CHECK 1740.





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10226 PG 453

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 467000.00
				CON TX 1727.90
				PRFEE 1.00
				WDEED 12.00
				TOTAL 1740.90
				CHECK 1740.90
			10/16/96 01	08:53 0001 0402

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0236480
IDENTIF. # REFERENCE

96 OCT 16 AM 8:52
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No 1077441

No. [redacted]