BOOK 10376 PG 345

WARRANTY DEED

Address New Owner(s):

Clay S. Greenberg
4414 Park Avenue
Nashville, TN 37209

Send Tax Bills to:

Same

MAP-PARCEL NUMBERS
Map: 91-16
Parcel: 28

THIS INSTRUMENT WAS PREPARED BY:
Shawn Tidwell, Attorney
209 Tenth Avenue, South
Cummins Station, Suite 507
Nashville, Tennessee 37203

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS One Hundred and Forty-Three Thousand Seven Hundred Fifty Dollars ($143,750"). AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF FEBRUARY, 1997.

Notary Public

NOTARY PIBLIC

MY COMMISSION EXPIRES: 1/1/99

FOR AND IN CONSIDERATION of Ten Dollars and other good and valuable consideration, RICHARD A. DAVIS and wife, SHARI F. DAVIS, hereinafter collectively referred to as Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto CLAY S. GREENBERG his successors and assigns, hereinafter referred to as Grantee, the following tract or parcel of land in Davidson County, Tennessee, to wit:

Being part of the Plan of Charlotte Park Company's First Addition (Part of the tract marked "Exchange Building"), as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, and described according to survey of John Kohl, dated June 4, 1971, as follows:

Beginning at a point on the northerly boundary of Park Avenue (formerly First Avenue) said point being located 360.5 feet west of the westerly boundary of 44th Avenue (said point of beginning has been erroneously described in prior deeds as 460.5 feet); thence northwardly 150 feet to the southerly margin of a 25-alley; thence westwardly with said alley 50 feet to a point; thence southwardly 150 feet to a point on the northerly boundary of Park Avenue; thence with said boundary easterly 50 feet to the beginning.

Being the same property conveyed to Richard A. Davis and wife, SHARI F. Davis, by deed from Estate of Charles Robs Mannered, by and through its executrix, Diana Johnson; and Diana Johnson, Jerry Blain and Billy Matt, as Trustees of the Trust, under the Will of Charles Robs Mannered, of record in Book 10177, Page 822, Register's Office of Davidson County, Tennessee.

( ) Unimproved
This is (x) Improved Property known as 4414 Park Avenue.

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. We do covenant with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEE, his 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.

IN WITNESS WHEREOF, I have hereto set my hand on this the 28th day of February, 1997.

Shawn Tidwell as attorney in fact for Richard A. Davis
RICHARD A. DAVIS, GRANTOR

Shawn Tidwell as attorney in fact for Shari F. Davis
SHARI F. DAVIS, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named, RICHARD A. DAVIS (By and through Shawn A. Tidwell as attorney in fact pursuant to Limited Power of Attorney of Record in the Davidson County Register's Office), the Grantor, 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 contained therein.

With my hand and official seal at Nashville, Tennessee, this 28 day of February, 1997.

Margaret S. Hewitt
NOTARY PUBLIC

My Commission Expires:

4-1-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named, SHARI F. DAVIS (By and through Shawn A. Tidwell as attorney in fact pursuant to Limited Power of Attorney of Record in the Davidson County Register's Office), the Grantor, 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 contained therein.

With my hand and official seal at Nashville, Tennessee, this 28 day of February, 1997.

Margaret S. Hewitt
NOTARY PUBLIC

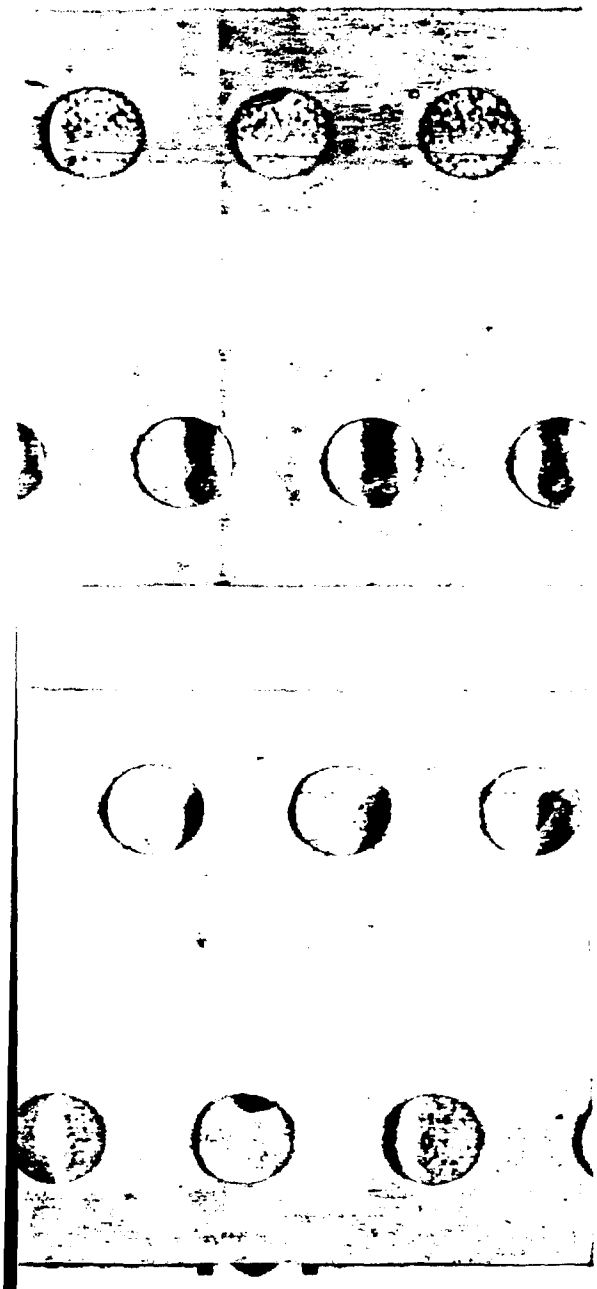
My Commission Expires:

4-1-99

97 MAR 11 PM 1:50
MAILENV.
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0281330
IDENTIF. & REFERENCE

5309 03/11 0101 03CHECK 540.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10376 PG 347

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 143750.00
CON TX 531.88
PRFEE 1.00
WDEED 8.00
TOTAL 540.88
CHECK 540.88

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/11/97 01 13:52 0001 5309

0281330
IDENTIF. ↑ REFERENCE

97 MAR 11 PM 1:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1125673