BOX #19B
G#97-3-21K

WARRANTY DEED

BOOK 11381 PG 960

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March 19 97

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MONTAGUE PROPERTIES, L.L.C.	"NEW OWNER"	MAP 052-05
(NAME)	(NAME)	PARCELS 265, 266,
210 25th Avenue North, Ste 1105		267, 268, & 269
(ADDRESS)	(ADDRESS)	FB# 11D-94909;
Nashville, TN 37203		11D-94910; 11D-94911;
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	11D-94912; 11D-94913

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, THE MR FOUNDATION OF TENNESSEE, INC., FORMERLY BEING KNIGHTS OF COLUMBUS MENTAL RETARDATION OF TENNESSEE, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MONTAGUE PROPERTIES, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY

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:

LAND in Davidson County, Tennessee, being Lots Nos. 4, 5, 6, 7, and 8, inclusive, on the Final Plat of Section 2 - Resubdivision Reserved Parcel, Montague Subdivision, as of record in Book 7900, Page 321, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Knights of Columbus Mental Retardation Foundation of Tennessee, by Deed from James B. Wynn and wife, Genell M. Wynn, of record in Book 8167, Page 113, Register's Office for Davidson County, Tennessee. Knights of Columbus Mental Retardation Foundation of Tennessee changed its corporate name to The MR Foundation of Tennessee, Inc., by Articles of Amendment to the Charter, filed with the Tennessee Secretary of State on March 27, 1996, of record in Book 10381, Page 511, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

BY Certification of Resolution of the Board of Directors of The MR Foundation of Tennessee, Inc., dated March 18, 1997, The MR Foundation of Tennessee,

CONTINUED

unimproved (X)
This is improved ( ) property, known as 416,420,424,428,& 432 K C Court, Madison, TN 37115
(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 18th day of March 1997

THE MR FOUNDATION OF TENNESSEE, INC., A TENNESSEE CORPORATION

By:
L. GINO MARCHETTI, JR., Authorized Agent

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, ______, a Notary Public in and for said County and State, the within named ______

the bargainor ______ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ______ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ______, Tennessee, this ______ day of ______ 19______.

Commission expires ______

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared L. GINO MARCHETTI, JR., ______ with whom I am personally acquainted* and who upon his oath(s) acknowledged himself to be the Authorized Agent ______ of the THE MR FOUNDATION OF TENNESSEE, INC., the within named bargainor, and corporation, and that he as such Authorized Agent ______ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said L. GINO MARCHETTI, JR., as such Authorized Agent ______

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at Brentwood, TN on this the 18th day of March 1997.

My commission expires July 24, 1999

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

LEGAL DESCRIPTION CONTINUATION

Inc., designated L. Gino Marchetti, Jr., as authorized agent to execute any and all documents on behalf of the corporation.

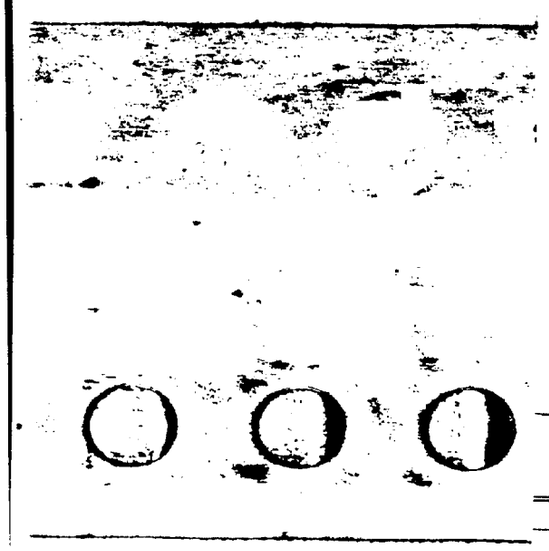
0201537 IDENTIF... ...ENCE

97 MAR 19 AM 11:17

...REGISTER DAVIDSON COUNTY, TN.

8753 03/19 0101 03CHECK 263-00

DCTN01WC



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

RECEIVED OF _____

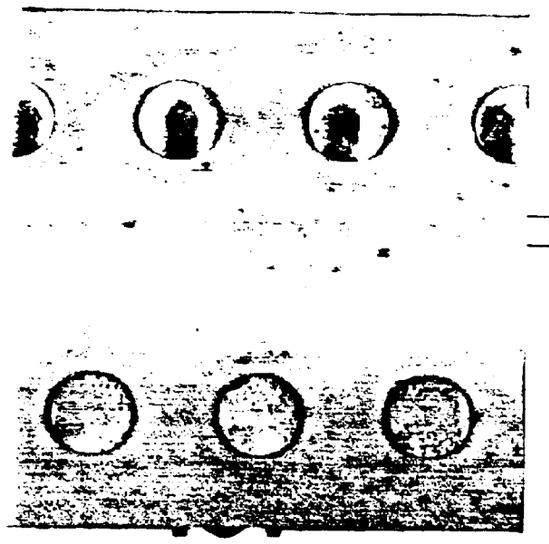
FOR _____

BOOK 10384 PG 962

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	70000.00
			CON TX	259.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	268.00
			CHECK	268.00
03/19/97	01	11:21	0001	8753

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0284537
IDENTIF. # REFERENCE

97 MAR 19 AM 11:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1129074