BOOK 10580 PG 416

Mail

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 170,000.00

Barbara A Dobson by Diana Pruett, attorney in fact
Affiant

Subscribed and sworn to before me, this 20th day of August 1997

Notary Public

My Commission Expires: 11.22.97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
BROADWAY PROPERTIES, L.P. 2504 W. Linden Avenue Nashville, Tennessee 37212	Broadway Properties, L.P. 1625 Broadway Nashville, Tennessee 37203	MAP 104-15 PARCEL 123

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY THOUSAND AND NO/100----------($ 170,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , CHLOE V. WASKANIN, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto BROADWAY PROPERTIES, L.P.

hereinafter called the Grantee, its successors & assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 3 on the Plan of Sunset Park Subdivision of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 100.0 feet on the north side of West Linden Avenue, formerly Sunset Avenue, and extends back between lines 161.0 feet on the east line and 161.3 feet on the west line to a dead line on which it measures 100.0 feet.

BEING the same property conveyed to John Waskanin and wife, Chloe V. Waskanin by Installment Deed from W. M. Brothers and wife, Netta I. Brothers of record in Book 3458, page 525, Register's Office for Davidson County, Tennessee; the said John Waskanin having since died.

97 AUG 25 PM 1:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0340935

This is improved property known as 2504 W. Linden Avenue, Nashville, Tennessee 37212

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, its successors &assigns, forever.

GRANTOR___ COVENANT_s_ with the said GRANTEE___ that she is ___ lawfully seized and possessed of said land in fee simple, ha_s_ good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Sunset Park Subdivision of record in Book 332 , page 132 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEE, its successors & assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 20th day of August, 19 97.

Chloe V. Waskanin

CHLOE V. WASKANIN

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 CHLOE V. WASKANIN, UNMARRIED, the bargainor, 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 therein contained.

Witness my hand and official seal this 20th day of August, 1997.

Mitchell A Watts

My Commission Expires: November 22, 1997 — Notary Public

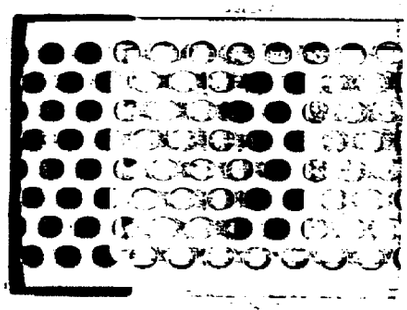
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19 ____.

My Commission Expires: _____ — Notary Public

0490 08/25 0101 03CHECK 638.00



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

RECEIVED OF _____ BOOK 10580 PG 418

FOR _____

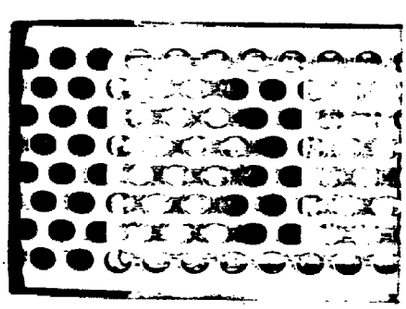
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

	CAMT
	170000.00
CON TX	629.00
PRFEE	1.00
WDEED	8.00
TOTAL	638.00
CHECK	638.00

08/25/97 01 13:49 0001 0490

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0340935
IDENTIF. ↑ REFERENCE

97 AUG 25 PM 1:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1190011