BOOK 10759 PAGE 587

FILE BOX 57

Map 105-1 Parcel 105 and 106

Send Tax Statements to:
Paul Durham Company, LLC
P.O. Box 110603
Nashville, TN 37211

This Instrument Prepared By:
Thomas C. Scott
Tune, Entrekin & White, P.C.
21st Fl., First American Center
Nashville, TN 37238

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, JANE AIKEN DOWDEN, JENNIFER DOWDEN STOKES, and JANIE DOWDEN (the "Grantors"), have bargained and sold and by these presents do hereby transfer and convey unto PAUL DURHAM COMPANY, LLC (the "Grantee"), its successors and assigns forever, the following described property, to-wit:

Tract 1:

Being the northerly part of Lot No. 130 in the Boyd Ament Subdivision as of record in Book 21, page 83, Register's Office for Davidson County, Tennessee, and the southerly part of Lot No. 12 on the Plan of the Shields Heirs' Subdivision, as of record in Book 57, page 31, said Register's Office described together according to a survey thereof, made August 15, 1916, by W. H. Lyle, Surveyor, not of record, as follows:

Beginning on the easterly margin of 16th Avenue South, formerly Belmont Avenue, 6 feet north of the corner of Lots No. 129 and 130 in the first mentioned Plan;-thence eastwardly 146 feet, more or less, to the westerly margin of an alley, at a point 5.3 feet north of the northeast corner of Lot No. 129; thence with the westerly margin of said alley, northwardly 50 feet; thence westwardly 146 feet, more or less, to the easterly margin of said 16th Avenue South; thence with the easterly margin of said Avenue, southwardly 50 feet to the beginning.

Being the same property conveyed to Robert E. Dowden by decree of the Fourth Circuit Court of Davidson County, Tennessee of record in Warranty Deed Book 4006, page 562, Register's Office for Davidson County, Tennessee.

Tract 2:

Being Lot No. 129 and the southerly part of Lot No. 130 in the Boyd Ament Subdivision, of record in Book 21, page 83, Register's Office for Davidson County, Tennessee, described according to a survey made October 13, 1933, by Erle Drake, Surveyor, as follows:

BEGINNING on the easterly margin of 16th Avenue South, formerly Belmont Avenue, at the corner of Lots Nos. 128 and 129; thence eastwardly with the line between said two lots, 146 feet, more or less, to the westerly margin of an alley, thence with the westerly margin of said alley, northwardly 55.3 feet; thence westwardly 146 feet, more or less, to the easterly margin of said 16th Avenue South; thence with the easterly margin of said Avenue, southwardly 56 feet to the beginning.

Being the same property conveyed to Robert E. Dowden (unmarried) by deed from Robert H. Davidson and wife, Jennie F. Davidson, of record in Book 4700, page 615, Register's Office for Davidson County, Tennessee.

The above tracts of land are now vested in the Grantors as the heirs of Robert E. Dowden, deceased.

TO HAVE AND TO HOLD said tract of land, together with all improvements and fixtures thereon and all appurtenances thereunto belonging unto the Grantee, its successors and assigns forever.

AND GRANTORS DO COVENANT with the Grantee, its successors and assigns, that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1998 Davidson County property taxes are a lien and not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument with the Grantee assuming responsibility for payment of same.

2. Any state of facts and conditions that an accurate survey and personal inspection of the premises would reveal.

3. Easements, conditions, restrictions, encumbrances, reservations and rights of record, zoning laws and regulatory ordinances in effect at title transfer, and taxes and assessments now and hereafter due and payable.

AND GRANTORS DO FURTHER COVENANT and bind themselves, their successors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantors have caused this instrument to be executed this 9th day of January 1998.

BK: 10759 PG: 589

Jane Aiken Dowden

Jane Aiken Dowden

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Jane Aiken Dowden the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 12th day of January 1998.

Kim L. Wilson

Notary Public

My Commission Expires:_____

KIM L. WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

Janie Dowden

Janie Dowden

STATE OF Arizona)
)
COUNTY OF Maricopa)

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Janie Dowden the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 9th day of January 1998.

Susan Cruz

Notary Public

My Commission Expires: 8/2/98

OFFICIAL SEAL
SUSAN CRUZ
NOTARY PUBLIC-ARIZONA
MARICOPA COUNTY
My Comm. Expires Aug. 2, 1998

BOOK 10759 PG 591

Jennifer Dowden Stokes

STATE OF Utah)
)
COUNTY OF Salt Lake)

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Jennifer Dowden Stokes the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 12th day of January 1998.

Notary Public

My Commission Expires: 1-31-2001

NOTARY PUBLIC
STATE OF UTAH
My Commission Expires
January 31, 2001
TEDCE PURDEY
1095 East 2100 South
Salt Lake City, Utah 84106

BOOK 10759 PG 592

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $335,000.00.

Affiant

Sworn to and subscribed before me this 15th day of January 1998.

Notary Public

My Commission Expires: 3/25/2000

gentcs\dowden.ded

0390747

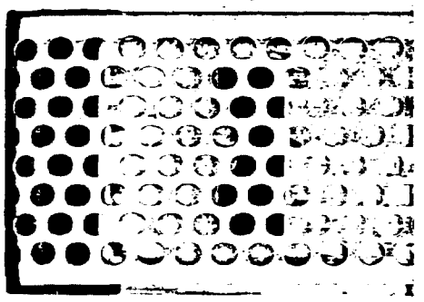
IDENTIF. & REFERENCE

98 JAN 16 AM 9:38

REGISTER
DAVIDSON COUNTY, TN.

2712 01/16 0101 03CHECK 1264.50

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



RECEIVED OF _____

FOR _____

BOOK 10759 PG 593

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
335000.00
CON TX 1239.50
PRFEE 1.00
MDEED 24.00
TOTAL 1264.50
CHECK 1264.50

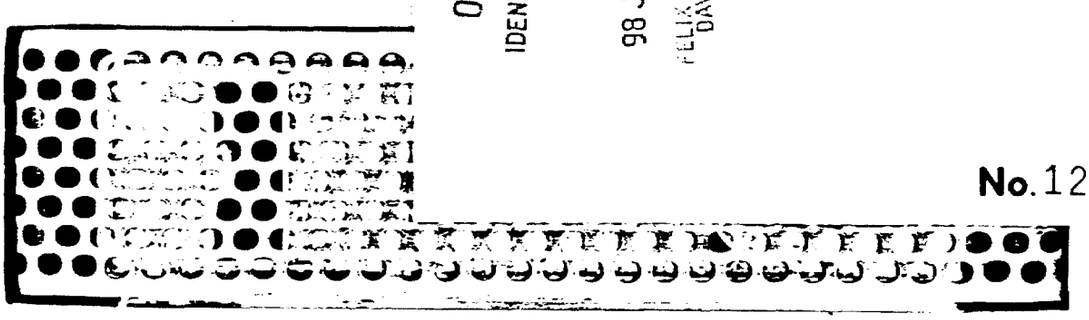
01/16/98 01 09:46 0001 2712

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0390747
IDENTIF. & REFERENCE

98 JAN 16 AM 9:38

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.



No. 1243349