10789 427

AFTER RECORDING, RETURN TO:
GREATER NASHVILLE TITLE CO.
223 Madison St., S. 102
Madison, TN 37115

***OWNER/RESPONSIBLE TAXPAYER**
Mr. Charles C. Harris and
Mrs. Barbara B. Harris
454 Moss Trail
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED BY:
Thomas D. White, Esq.
Altman, Kritzer & Levick, P.C.
6400 Powers Ferry Road
Suite 224
Atlanta, GA 30339

***Source of Grantor's Title:**
*Warranty Deed of Record
*in Deed Book 4829, Page 1
*in the Register's Office
*Davidson County, Tennessee

*Tax Map 26-9, Parcel No. 40 GO-4335

ooOoo

I, the undersigned, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $121,250.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9 day of February, 1998.

Notary Public

My Commission Expires:

5/23/98

ooOoo

SPECIAL WARRANTY DEED
(TENNESSEE)

THIS INDENTURE, made this 9th day of February, 1998, between **PRESIDIO SOUTH NASHVILLE, LLC**, a Delaware limited liability company ("Grantor"), and **CHARLES C. HARRIS AND BARBARA B. HARRIS, his wife** residents of Tennessee ("Grantee").

98 FEB 10 PM 1:37
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0399285
IDENTIF. ↑ REFERENCE

138157-1

BOOK 10789 PAGE 428

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Grantee the following described premises, with the hereditaments, easements, rights and appurtenances thereto appertaining, to-wit: Situate in Davidson County, Tennessee, and being more particularly described on Exhibit "A" attached hereto that certain property conveyed to Grantor herein by virtue of a Deed In Lieu of Foreclosure , Recorded in Deed Book 10789, Page 420 in the Register's Office Davison County, Tennessee (the "Property").

TOGETHER WITH all easements, rights-of-way, access rights, and all strips, gaps and gores appurtenant or adjacent thereto, and all other appurtenances thereto.

TOGETHER WITH all buildings, structures and improvements (including, without limitation, all footings and foundations, columns, piles, fixtures and other installations) situated thereon, all property affixed thereto and all right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way, subject, however, to those matters of record reflected on Exhibit "B" (the "Permitted Encumbrances") attached hereto, and zoning, and subdivision ordinances and all matters which would be disclosed by an accurate survey and inspection of the Property.

TO HAVE AND TO HOLD the said premises to the said Grantee, its successors and assigns forever.

And Grantor, for itself, its representatives, successors and assigns does hereby covenant with Grantee, its representatives, successors and assigns, that Grantor is lawfully seized in fee simple of the premises herein conveyed; has full power, authority and right to convey the same; that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but no other persons.

Current ad valorem taxes on the herein described property having been prorated, Grantee hereby assumes the payment thereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer this the date first above written.

GRANTOR:

PRESIDIO SOUTH NASHVILLE, LLC,
a Delaware limited liability company

By: _____
Frederick Simon
Its: ~~President~~ Managing Member

(ACKNOWLEDGMENT REFLECTED ON FOLLOWING PAGE)

STATE OF Connecticut
COUNTY OF Fairfield

Before me, Fredrick Simon, a Notary Public of the State and County aforesaid, personally appeared Frederick Simon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the ~~President~~ Managing Member of **Presidio South Nashville, LLC**, a Delaware limited liability company, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as President.

WITNESS my hand and seal at office in Greenwich, this 4 day of February, 1998.

Charisse Lombardo
Notary Public

My Commission Expires:_____

CHARISSE LOMBARDO
NOTARY PUBLIC
MY COMMISSION EXPIRES APR. 30, 2002

CHARISSE LOMBARDO NOTARY PUBLIC STATE OF CONNECTICUT

138157-1

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly part of Lot No. 40 on the Plan of Goodlettsville Heights, Section II, as of record in Book 1424, Page 121, Register's Office for Davidson County, Tennessee, and being designated Parcel A on a survey of J. H. Zeigler, Surveyor, dated March 22, 1972, as follows:

BEGINNING at a point in the westerly margin of Moss Trail Road at the southeast corner of the property conveyed to the State of Tennessee by deed of record in Book 4123, Page 285, said Register's Office; thence with the margin of said Road, southerly 53 feet to a point at the beginning of a curve; thence around said curve southwesterly 31.42 feet to a point in the northerly margin of a 50 foot street; thence with the same, westerly 160 feet to a point; thence northerly 115 feet to a point; thence easterly 130 feet to a point in the northwest corner of the property conveyed to the State of Tennessee above referred to; thence with its southwesterly line, southeasterly 55 feet to a point; thence easterly 25 feet to the point of beginning.

Being the same property conveyed to Presidio South Nashville, LLC, a Delaware limited liability company by deed in lieu of foreclosure from South-Nashville Associates, a Limited Partnership of the State of Tennessee, of record in Book 10789, Page 922, Register's Office for Davidson County, Tennessee.

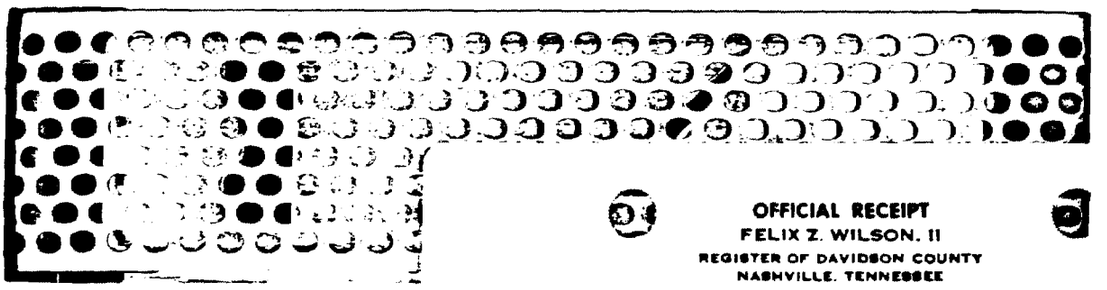
1866 02/10 0101 03CHECK 469.63

EXHIBIT "B"

Permitted Encumbrances

1. Taxes and Assessments for the year 1998 and subsequent years, a lien but not yet due and payable.

2. Subject to Owner's Certificate, notes, easements and set back lines, if any, as may be set forth on the Plan of Goodlettsville Heights Subdivision, Section Two of record in Plan Book 1424, Page 121, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 10789 PG 432

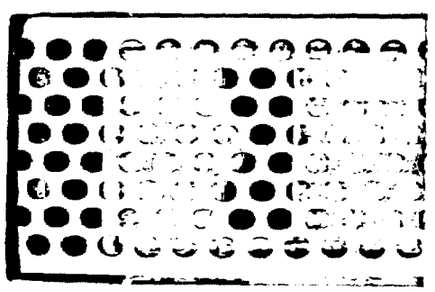
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
121250.00
CON TX 448.63
PRFEE 1.00
WDEED 20.00
TOTAL 469.63
CHECK 469.63

02/10/98 01 13:37 0001 1964

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0399285
IDENTIF. # REFERENCE

98 FEB 10 PM 1:37
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1252400