BOOK 10816 PG 180 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 1998

Notary Public

MY COMMISSION EXPIRES: 5-25-98

(AFFIX SEAL)

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

THIS INSTRUMENT WAS PREPARED BY
DAVID VINCENT, ATTORNEY, 906 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
Midwestern G, Inc., etc. (NAME)	NO MORTGAGE ESCROW (NAME)	Tract I:
2519 Clarksville Highway (STREET ADDRESS OR ROUTE NUMBER)	SEND TAX BILLS TO: (STREET ADDRESS)	Map 92-2 Parcel 104
Nashville, Tennessee 37208 (CITY) (STATE) (P.O. ZIP)	SAME (CITY) (STATE) (ZIP)	Tract II: Map 92-2 Parcel 105

FOR AND IN 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, John H. Otey, Jr. and wife, Bettye G. Otey,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Midwestern G, Inc., a Tennessee corporation,

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:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of O.H. Menee's Subdivision of record in Book 57, page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 49 feet 2 inches on the southerly side of Jefferson Street and runs back between lines 170 feet more or less to an alley in the rear, on which it measures 48 feet 7 inches.

Being the same property conveyed to John H. Otey, Jr. by deed from James A. Carney, Trustee, of record in Book 10686, page 865, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 10 on the plan of Long and Ashworth's Subdivision of Lot No. 35, in Boyd McNairy's Addition to Nashville, as of record in Book 57, page 87, Register's Office for said County.

Said Lot No. 10 fronts 50 feet on the southerly side of Jefferson Street and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to John H. Otey, Jr. by deed from James A. Carney, Trustee, of record in Book 10686, page 865, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (XX) property, known as 2609 - 2611 (House Number) Jefferson Street (Street) (P.O. Address) Nashville, Tennessee 37208 (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 our hand s this 2nd day of March, 1998

John H. Otey, Jr.
JOHN H. OTEY, JR.

Bettye G. Otey
BETTYE G. OTEY

STATE OF TENNESSEE
Davidson County

BOOK 10816 PG 181

Personally appeared befcre me, Beverly M. Nobbs, a Notary Public in and for said County and State, the within named John H. Otey, Jr. and wife, Bettye G. Otey,

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2 day of March, 1998.

Commission Expires 5-23-98

Beverly M. Nobbs
Notary Public

BEVERLY M. NOBBS NOTARY PUBLIC DAVIDSON

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

JOHN H. OTEY, JR., et ux

TO

MIDWESTERN G, INC., etc.

ATTORNEYS TITLE
A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

PICK-UP

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

9550 03/02 0101 03CHECK 249.50

98 MAR -2 PM 1:51

IDENTIFICATION REFERENCE

0690478

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10816 PG 182

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	5000.00
CON TX	240.50
PRFEE	1.00
WFEE	8.00
TOTAL	249.50
CHECK	249.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0406478

IDENTIF. # REFERENCE

98 MAR -2 PM 1:51

No. 1259994