BOOK 10906 PG 447

BOX 60

This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

Address New Owner:
Grindola Limited, Inc.
5012 Cambron Drive
Nashville, TN 37221

Send Tax Bills To:
Owner

Map-Parcel No.
104-120-295

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $695,000.00.

Affiant

My Commission Expires:

July 15, 2001

Subscribed and sworn to before me this 29th day of April, 1998.

Barbara S. Lamb
Notary Public

****

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **W. Scott McNamee, Jr.**, unmarried, ("Grantor") by these presents does hereby transfer, sell and convey to GRINDOLA LIMITED, INC., ("Grantee") its successors and assigns, a certain tract or parcel of real property located in DAVIDSON County, State of Tennessee, more particularly described as follows, to wit:

Land in the First Civil District of Davidson County, Tennessee, located in the northeast quadrant of the intersection of Wedgewood Avenue and Sixteenth Avenue South, described as follows, according to a survey by William C. Cockrill, TN Surveyor's License No. 1401, of Crawford Land Surveying, dated February 26, 1997:

Beginning at a point at the intersection of the northerly margin of Wedgewood Avenue and the easterly margin of Sixteenth Avenue, South; thence with said margin of Sixteenth Avenue, South, North 09 degrees 28 minutes 19 seconds East 155.12 feet to a point; thence leaving said margin with the south line of John W. Richardson, et ux, of record in Deed Book 5506, page 15, Register's Office for Davidson County, Tennessee; thence South 81 degrees 21 minutes, 35 seconds East 150.00 feet to a point in the westerly margin of Alley No. 438; thence with said margin South 09 degrees 28 minutes 19 seconds West 167.99 feet to a point in the northerly margin of Wedgewood Avenue; thence with said Wedgewood Avenue and a curve concave to the north having a central angle of 08 degrees 45 minutes 50 seconds a radius of 983.99 feet and a chord of North 76 degrees 26 minutes 55 seconds West 150.37 feet for an arc length 150.51 feet to the point of beginning, containing 24,519 square feet or 0.56 acres more or less.

Being the same property conveyed to W. Scott McNamee, Jr. by deed from Michael J. McIntyre, of record in Book 10364, page 289, Register's Office Davidson County, Tennessee.

This is improved property known as 1626 16th Avenue, South, Nashville, Tennessee

This conveyance is subject to: Property taxes for 1998 and subsequent years; Any existing easements, restrictions and building setback lines of record.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to GRINDOLA LIMITED, INC., its successors and assigns forever.

AND the Grantor does hereby covenant with GRINDOLA LIMITED, INC., that he is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to the said real property to the said GRINDOLA LIMITED, INC., its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 29 day of April, 1998.

GRANTOR:

By: W. Scott McNamee, Jr.

0272 04/29 0101 03CHECK 2580.50

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named W. Scott McNamee, Jr., with whom I am personally acquainted and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 29th day of April, 1998.

My Commission Expires:

July 15, 2001

Barbara S. Lamb
Notary Public

BARBARA S. LAMB NOTARY PUBLIC WILLIAMSON COUNTY TENNESSEE AT LARGE

043128.7
IDENTIFICATION REFERENCE
98 APR 29 PM 3:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

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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
				695000.00
				CON TX 2571.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 2580.50
				CHECK 2580.50
			04/29/98 01	15:03 0001 0272

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0431287
IDENTIF. & REFERENCE

98 APR 29 PM 3:01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1286361