98-7-17-Q FILE BOX 19B

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 362,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL D. SHMERLING & CO., LLC	"New Owner"	MAP 093-06-1
(NAME)	(NAME)	
1900 Church St., Ste. 400		PARCEL 008
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, EARL LEONARD PENTECOST AND GERRY P. FINLEY AND ANN GRINNELL TRENT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL D. SHMERLING & CO., LLC, A TN LIMITED LIABILTY COMPANY

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:

BEING a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lot 113 on the original Plan of the Town of Nashville, not of record, and being more particularly described according to a survey by R. Scot Cherry, R.L.S. No. 1512, dated July 17, 1998, as follows:

COMMENCING at a point (Building Corner) at the intersection of the southerly right-or-way line of Alley Number 59, 9.9 feet in width, and the westerly right-of-way line of Sixth Avenue, North, 50 feet in width;

THENCE leaving the southerly right-of-way line of Alley Number 59 with the westerly right-of-way line of Sixth Avenue North, also being the building face, South 22 deg. 39' 24" E, 31.15 feet to a point in the centerline of a party wall at a corner common with the property of Donald L. Maloney, Trustee, as of record in Deed Book 8279, Page 132, at the Register's Office for Davidson County, Tennessee, said point in centerline being the true point of beginning.

THENCE continuing with the westerly right-of-way line of Sixth Avenue North and the buiilding face South 22 deg. 39' 24" E, 30.00 feet to a point in the centerline of an eight inch party wall, at a corner common with the property of W.L. Horn, Estate, as of record in Deed Book 723, Page 730, at the

CONTINUED

unimproved ( )
This is improved (X) property, known as 212 Capitol Boulevard, Nashville, TN 37219
(House Number) (Street) (P.O. Address) (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 21st day of July 1998

Earl Leonard Pentecost
EARL LEONARD PENTECOST

Gerry P. Finley
GERRY P. FINLEY

ANN GRINNELL TRENT
By: Ann Grinnell Trent
Earl Leonard Pentecost, Attorney-in-fact
Earl Leonard Pentecost

DCTN01WC

0466385

IDENTIF. & REFERENCE

BOOK 11033 PAGE 971 98 JUL 24 PM 12:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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 EARL LEONARD PENTECOST AND GERRY P. FINLEY, the bargainors, 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 Brentwood, Tennessee, this 21st day of July, 1998.

My Commission Expires: 7/24/99

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of July, 1998, before me personally appeared EARL LEONARD PENTECOST, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of ANN GRINNELL TRENT, and acknowledged that he executed the same as the free act and deed of the said ANN GRINNELL TRENT.

My Commission Expires: 7/24/99

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

Register's Office for Davidson County, Tennessee.

THENCE leaving the westerly right-of-way line of Sixth Avenue North with the centerline of the northerly eight inch party wall of W.L. Horn, Estate South 67 deg. 53' 22" W, 140.10 feet to a point in the easterly right-of-way line of Capitol Boulevard, 80 feet in width;

THENCE with the easterly right-of-way line of Capitol Boulevard North 22 deg. 53' 27" W, 29.00 feet to a point in the centerline of the southerly party wall of said Donald L. Maloney, Trustee;

THENCE leaving the easterly right-of-way line of Capitol Boulevard with the southerly centerline of Donald L. Maloney, Trustee North 67 deg. 28' 49" E, 140.20 feet to the point of beginning.

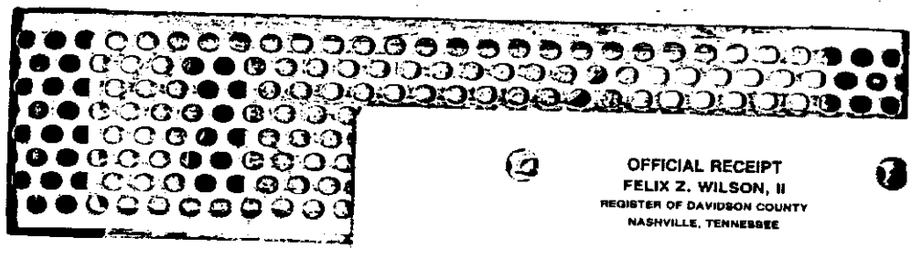
BEING the same property conveyed to Taylor M. Grinnell and wife, Nellie M. Grinnell, by Deed from The National Life and Accident Insurance Company, of record in Book 3251, Page 418, Register's Office for Davidson County, Tennessee. The parties having since died and Taylor M. Grinnell having predeceased Nellie M. Grinnell. By Will of record in Will Book 54, Page 380, in the Chancery Court for Williamson County, Tennessee the subject property was devised to Joseph Thomas Pentecost, Earl Leonard Pentecost, Mrs. Gerry P. Finley and Mrs. Ann Grinnell Trent. The said Joseph Thomas Pentecost having since conveyed his 1/4 undivided interest to Earl Leonard Pentecost, Gerry P. Finley and Ann Grinnell Trent, by Deed of record in Book 8680, Page 219, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

"Subject property is COMMERCIAL PROPERTY and is NOT now or ever has been the principal place of residence of the Grantor herein."

THIS instrument is being executed in behalf of Ann Grinnell Trent pursuant to a Power of Attorney executed by same on the 7th day of July, 1998, and being filed for record simultaneously herewith.

7773 07/24 0101 03CHECK 1552.25



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

RECEIVED OF _____

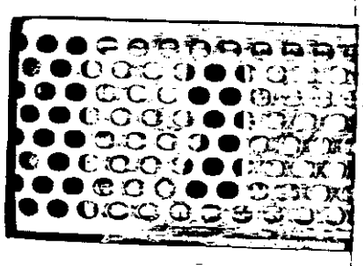
FOR _____

BOOK 11033 PAGE 972

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR.-NTY 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	
				362500.00
			CON TX	1341.25
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	1352.25
			CHECK	1352.25
		07/24/98	01	12:57 0001 7773

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0466385
IDENTIF. # REFERENCE

98 JUL 24 PM 12:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1323416