0474220

ACKNOWLEDGMENT & REFERENCE

THIS INSTRUMENT PREPARED BY:
PATRICIA A. MONTGOMERY (#16220)
WESTLAKE & MARSDEN, P.C.
SunTrust Center
424 Church Street, Suite 1400
Nashville, TN 37219
(615) 726-3400

98 AUG 12 PM 2:21

WARRANTY DEED

BOOK 11063 PAGE 453

New Owner/Address	Send Tax Bills To:	Map-Parcel Numbers
Cabana, LLC 700 Craighead Street, Suite 305 Nashville, Tennessee 37204	South Trust Bank, NA ATTN: Real Estate Department 230 4th Avenue North Nashville, TN 37201	Map 105-10 Parcel 167

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is One Million Two Hundred Fifty Thousand and 00/100 ($1,250,000) Dollars.

AFFIANT

NOTARY PUBLIC

My Commission Expires: 7/22/2000

For and in consideration of the sum of One Million Two Hundred Fifty Thousand ($1,250,000) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carol Silverman and Martin Silverman, Co-Executors of the ESTATE OF SAM SILVERMAN, DECEASED, Calvin L. Tate, Maxie O. Patton and Sidney Schatten, Co-Executors of the ESTATE OF EMMANUEL SCHATTEN, DECEASED and MURRAY A. LYNN and wife, SONIA S. LYNN ("GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto CABANA, LLC, a Tennessee limited liability company ("GRANTEE"), its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, and described on the attached **Exhibit A.**

This conveyance is made subject to the following:

1. Taxes for 1998, which have been prorated between the parties and are to be paid by GRANTEE when the same become due.

2. Subject to a Deed of Easement granted to the City of Nashville of record in Book 3183, page 65, Register's Office for Davidson County, Tennessee.

This is improved property located at 2020 Beech Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the real property described on **Exhibit A** with the appurtenances, estate, title and interest thereto belonging to GRANTEE, its successors and assigns forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of the property in fee simple, have a good and lawful right to convey it, warrant that it is unencumbered, except as set forth above and warrant that no other party claims a beneficial interest in the property.

And GRANTORS do further covenant and bind themselves, their heirs, successors, assigns and personal representatives, to warrant and forever defend the title to the land to GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 12th day of August, 1998.

ESTATE OF SAM SILVERMAN

By: _____
Carol Silverman, Co-Executor

By: _____
Martin Silverman, Co-Executor

ESTATE OF EMMANUEL SCHATTEN

By: _____
Calvin L. Tate, Co-Executor

By: _____
Maxie O. Patton, Co-Executor

By: _____
Sidney Schatten, Co-Executor

_____
Murray A. Lynn

_____
Sonia S. Lynn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before, me, the undersigned, of the state and county named above, personally appeared CAROL SILVERMAN, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she is Co-Executor of the ESTATE OF SAM SILVERMAN, the within named bargainor, and that she, as Co-Executor, executed the foregoing agreement for the purposes therein contained.

WITNESS my hand and seal, this 12th day of August, 1998.

My Commission Expires: 7/22/2000

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before, me, the undersigned, of the state and county named above, personally appeared MARTIN SILVERMAN, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, acknowledged that he is Co-Executor of the ESTATE OF SAM SILVERMAN, the within named bargainor, and that he, as Co-Executor, executed the foregoing agreement for the purposes therein contained.

WITNESS my hand and seal, this 12th day of August, 1998.

My Commission Expires: 7/22/2000

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before, me, the undersigned, of the state and county named above, personally appeared CALVIN L. TATE, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, acknowledged that he is Co-Executor of the ESTATE OF EMMANUEL SCHATTEN, the within named bargainor, and that he, as Co-Executor, executed the foregoing agreement for the purposes therein contained.

WITNESS my hand and seal, this 6th day of August, 1998.

My Commission Expires: 07/27/02

Robert A DeBord
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before, me, the undersigned, of the state and county named above, personally appeared MAXIE O. PATTON, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, acknowledged that he is Co-Executor of the ESTATE OF EMMANUEL SCHATTEN, the within named bargainor, and that he, as Co-Executor, executed the foregoing agreement for the purposes therein contained.

WITNESS my hand and seal, this 6th day of August, 1998.

My Commission Expires: 07/27/02

Robert A DeBord
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before, me, the undersigned, of the state and county named above, personally appeared SIDNEY SCHATTEN, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, acknowledged that he is Co-Executor of the ESTATE OF EMMANUEL SCHATTEN, the within named bargainor, and that he, as Co-Executor, executed the foregoing agreement for the purposes therein contained.

WITNESS my hand and seal, this 6th day of August, 1998.

My Commission Expires: 01/29/02

Robert A. Rochelle
NOTARY PUBLIC

STATE OF GEORGIA)
COUNTY OF Gwinnett)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named MURRAY A. LYNN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, and seal this 4 day of August, 1998.

My Commission Expires: 5/7/99

NOTARY PUBLIC

STATE OF GEORGIA)
COUNTY OF Gwinnett)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named SONIA LYNN, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, and seal this 5 day of August, 1998.

My Commission Expires: 5/7/99

NOTARY PUBLIC

D:\WP\CLIENTS\2275.02\CLOSING\WARRANTY7/29/98

PAIGE J. POMYAA NOTARY PUBLIC GEORGIA

2275 98 12 0101 03CHECK 4648.00

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

Exhibit "A"

Being a parcel of land in the First Civil District, Seventeenth Councilmanic District, Nashville, Davidson County, Tennessee, located on the easterly right-of-way of Beech Avenue and the northerly right-of-way of South Douglas Avenue formerly Central Avenue, and being a portion of the lot marked Residence on the recorded plan of Douglas Place of record in Flat Book 332, page 130, R.O.D.C., and being more particularly described as follows:

BEGINNING at an existing "x" in the sidewalk at the easterly right-of-way of Beech Avenue, said point being the northwesterly terminus of a curve return at the intersection of Beech Avenue and South Douglas Avenue;

THENCE, with said easterly right-of-way of Beech Avenue N 23°25'00" W, 450.54 feet to an existing "x" in sidewalk;

THENCE, with a curve to the right 34.97 feet to an existing iron rod, said curve having a central angle of 25°33'26", a radius of 78.39 feet, a tangent of 17.78 feet and a chord of N 10°38'21" W, 34.68 feet;

THENCE, leaving said easterly right-of-way with the southerly boundary of property conveyed to Shirley T. Brooks & Thomas B. Brooks of record in Book 10321, page 493, R.O.D.C., N 88°50'00" E, 191.80 feet to a point;

THENCE S 23°30'00" E, 433.17 feet to an existing iron pin in the northerly right-of-way of South Douglas Avenue;

THENCE, with said northerly right-of-way S 67°38'07" W, 102.70 feet to an existing "x" in sidewalk;

THENCE, continuing with said right-of-way and a curve to the left 57.25 feet to an existing "x" in the sidewalk, said curve having a central angle of 08°37'54", a radius of 380.00 feet, a tangent of 28.68 feet and a chord of S 63°19'16" W, 57.19 feet to an existing "x" in the sidewalk;

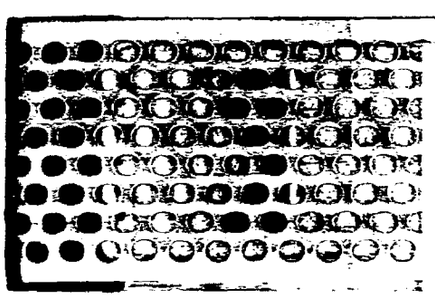
THENCE, leaving said right-of-way with a curve to the right 39.17 feet to the easterly right-of-way of Beech Avenue and to the point of beginning, said curve having a central angle of 97°34'48", a radius of 23.00 feet, a tangent of 26.26 feet and a chord of N 72°12'24" W, 34.61 feet.

Containing 87,047 square feet or 2.00 acres more or less.

Being the same property conveyed to Sam Silverman by deeds of record in Book 3105 at page 287, Book 3277 at page 569, Book 3398 at page 543, Book 3398 at page 545, Book 3398 at page 553, Book 4098 at page 306 and Book 4098 at page 308, Register's Office for Davidson County, Tennessee. The said Sam Silverman having since died testate, will of record in Will Book 213, page 537, Probate Court of Davidson County, Tennessee, gives power to convey property to Carol Silverman and Martin Silverman, Co-Executors of the Estate of Sam Silverman, deceased.

Also being the same property conveyed to Emanuel Schatten by deeds of record in Book 3102, page 195 and Book 3277, page 569, Register's Office for Davidson County, Tennessee. The said Emanuel Schatten having since died testate. Will of record in Will Book 194, page 554, and Order in Minute Book 394, page 63, both in Probate Court of Davidson County, Tennessee, give power to convey property to a majority of the Co-Executors/Co-Trustees of the Estate of Emanuel Schatten, deceased, being Steve Massey, Maxie Patton, George DeZavallos, Calvin L. Tate and Sidney Schatten.

Also being the same property conveyed to Murray A. Lynn and wife, Sonia S. Lynn, by deed of record in Book 3848, page 411, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 11063 PAGE 458

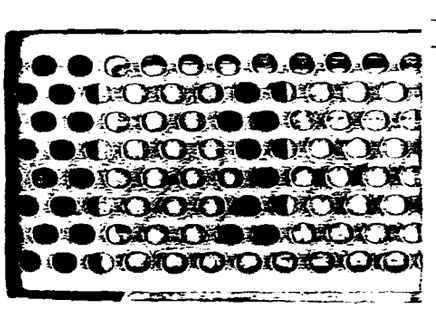
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
1250000.00
CON TX 4625.00
PRFEE 1.00
WDEED 20.00
CFEE 2.00
TOTAL 4648.00
CHECK 4648.00

08/12/98 01 14:21 0001 6175

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0474220
IDENTIF. # REFERENCE

98 AUG 12 PM 2:21

REGISTER
DAVIDSON COUNTY, TN.

No. 1331723