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HA-1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THIS INSTRUMENT PREPARED BY:

HOLLINS & ASSOCIATES
401 CHURCH STREET, SUITE 2600
NASHVILLE, TENNESSEE 37219

The actual consideration for this transfer or value of property (whichever is greater) is $392,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 18 day of September, 1998.

Notary Public
My Commission Expires: 3-27-99

DAVIDSON COUNTY, TENN.

98 SEP 21 AM 11:03
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0489993
IDENTIF. & REFERENCE

BOOK 11119 PAGE 550

ADDRESS NEW OWNER:
Southeastern Venturers, LLC
3 McFerrin Avenue
Nashville, Tennessee 37206

SEND TAX BILL TO:
SAME

Map: 41-16
Parcel: 8

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Paul R. Stubblefield and wife, Ann Stubblefield**, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **Southeastern Venturers, LLC**, a Tennessee limited liability company, hereinafter the GRANTEE(S), its successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the southerly part of Lot 127 and 128 Kemper Heights, Section 1, of record in Book 2331, pages 65 and 66, Register's Office for said County, as corrected by Engineers Certificate of Correction of record in Book 4302, page 531, said Register's Office, and described according to a survey by Parrish Engineers, Inc., dated September 30, 1968 as follows:

BEGINNING at a point in the easterly margin of Dickerson Road, the southwesterly corner of Lot 127; thence along said margin northwardly 261.8 feet; thence eastwardly 274.9 feet to a point in the line between Lots 128 and 129 in said Subdivision; thence along said line southeastwardly 50.3 feet to a point in the common corner between said two lots; thence along the southerly line of said Lot 128; southwestwardly 183.0 feet to a point in the easterly margin of Lot 127; thence along the easterly line of Lot 127 southeastwardly 43.4 feet to the southeast corner of Lot 127; thence along the southerly margin of Lot 127 southwestwardly 167.3 feet to the point of the beginning.

Being the same property conveyed to Paul R. Stubblefield , Bernard Baccari and M. Milton Sweeney, as tenants in common, by deed of record in Book 6752, page 510, Register's Office for Davidson County, Tennessee. Subsequently, M. Milton Sweeney conveyed his 1/3 undivided interest to Paul R. Stubblefield by deed of record in book 7146, page 769, said Register's Office. Thereafter, Paul R. Stubblefied conveyed ½ of M. Milton Sweeney's 1/3 undivided interest to Bernard Baccari by deed of

record in Book 7414, page 553, said Register's Office, making Bernard Baccari and Paul R. Stubblefied owners of ½ undivided interest each.

Being the same property further conveyed to Paul R. Stubblefield by quitclaim deed from the Estate of Bernard Baccari, acting by and through its Co-Executors, Maria M. Baccari, Bernard E. Baccari, Jr. and Ronald W. Del Sesto, and the Bernard E. Baccari Trust, of record in Book 10844, page 666, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3745 Dickerson Road, Nashville, Tennessee 37206.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to:

1. 1998 real estate taxes, a lien not yet due and payable.

2. Rights of tenants in possession as tenants only.

3. All matters in Plan of record in Book 2331, page 65 and 66, as revised in Book 8250, page 424, said Register's Office.

4. Engineers Certificate of Correction of record in book 4302, page 531, said Register's Office.

5. Easement Agreement of record in Book 11119, page 544, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 my hand this 18th day of September, 1998.

GRANTOR:

Paul R. Stubblefield

Anne Stubblefield

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Paul R. Stubblefield and Anne Stubblefield, the within named 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, at office, this 18th day of September, 1998.

Mary Culley
Notary Public

My Commission Expires: 3-27-99

3082 09/21 0101 03CHECK 1465.40

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

RECEIVED OF _____

FOR _____

BOOK 11119 PAGE 553

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 392000.00
CON TX 1450.40
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 1465.40
CHECK 1465.40

09/21/98 01 11:03 0001 3082

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0489993
IDENTIF. ↑ REFERENCE

98 SEP 21 AM 11:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1348445