BOOK 11134 PAGE 299

PICK-UP

98 SEP 30 PM 3:05
BILL CARE[illegible] REGISTER
DAVIDSON COUNTY, TN.

0494153
IDENTIF. + REFERENCE

This Instrument Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Melrose Properties, LLC 632 Melrose Avenue Nashville, TN 37211-2166 Attn: Patrick Riley	Same	Map 118-8, Parcel 263

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **SCHAEFER, LLC, a Tennessee** limited liability company, Grantor herein, has bargained and by these presents does transfer and convey unto **MELROSE PROPERTIES, LLC,** a Tennessee limited liability company, Grantee herein, its heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

See Exhibit A attached hereto and made a part hereof

This is unimproved property.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever. Grantor does covenant with said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for matters set forth on **Exhibit B** attached hereto and made a part hereof.

Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to said Grantees, its heirs and assigns, against the lawful

claims of all persons, whomsoever, except as to those matters set forth on Exhibit B attached to which this conveyance is made subject.

WITNESS my hand this 23 day of September, 1998

SCHAEFER, LLC, a Tennessee limited liability company

By: W. Mark Schaefer

W. Mark Schaefer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the state and county aforesaid, personally appeared w. Mark Schaefer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument), of Schaefer, LLC, a Tennessee limited liability company , the within named bargainor, and that as such officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation as Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd day of September 1998.

Notary Public

My Commission Expires:
My Commission Expires Apr. 27, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $238,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

W. Mark Schaefer

Sworn to and subscribed before me,
this 23rd day of September, 1998.

Notary Public
My Commission Expires: My Commission Expires Apr. 27, 1999

PROPERTY DESCRIPTION

Beginning at an iron rod situated in the southerly margin of Melrose Avenue, said point being the northwest corner of lot two as shown on the Resubdivision of Lot 3 Four-Forty Center of record in Plat Book 9700, Page 725 in the Register's Office for Davidson County, Tennessee.

Thence, with said road and around a curve to the left having a central angle of 08deg08min12sec, a radius of 630.00 feet a length of 89.47 feet, a chord which bears N 82deg34min53sec E for a distance of 89.39 feet to an iron rod;

Thence, N 78deg30min55sec E, a distance of 136.37 feet to an iron rod;

Thence, around a curve to the right having a central angle of 34deg01min07sec, a radius of 570.00 feet, a length of 338.43 feet, a chord which bears S 84deg28min34sec E for a distance of 333.48 feet to an iron rod

Thence, S 67deg28min02sec E, a distance of 106.80 feet to an iron rod;

Thence, around a curve to the left having a central angle of 16deg47min08sec, a radius of 730.00 feet, a length of 213.86 feet, a chord which bears S 75deg51min36sec E for a distance of 213.10 feet to an iron rod

Thence, around a curve to the right having a central angle of 80deg04min28sec, a radius of 35.00 feet, a length of 48.91 feet, a chord which bears S 44deg12min22sec E for a distance of 45.03 feet to an iron rod in the westerly margin of Felts Avenue;

Thence, leaving said road, N 73deg04min55sec W, a distance of 356.96 feet to an iron rod;

Thence, S 15deg12min56sec W, a distance of 199.74 feet to an iron rod;

Thence, N 74deg05min15sec W, a distance of 433.41 feet to an iron rod;

Thence, N 10deg43min42sec E, a distance of 69.90 feet to the point of beginning and containing 82,730.721 S.F. or 1.899 acres of land more or less.

Being a portion of the same property conveyed to Schaefer, LLC of record in Book 10212, Page 609 in the Register's Office for Davidson County, Tennessee.

EXHIBIT A

EXHIBIT B

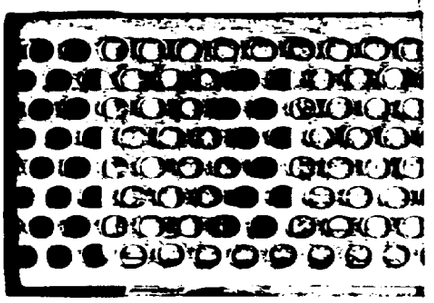
1. Taxes for 1998 a lien, but not yet due and payable (Map 118-8, Parcel 263).

2. Restrictive Covenants as set forth in instrument recorded in Book 8048, Page 353 Register's Office for said Davidson County, Tennessee.

3. Declaration of Restrictive Covenants, as set forth in instrument recorded in Book 10212, Page 614, said Register's Office.

4. All matters shown on the Resubdivision Plat prepared by Dale & Associates dated September 15, 1997, Job No. 97115 of record on September 2, 1998, in Book 9700, Page 725, said Register's Office.

7456 09/30 0101 03CHECK 899.60



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

RECEIVED OF _____

FOR _____

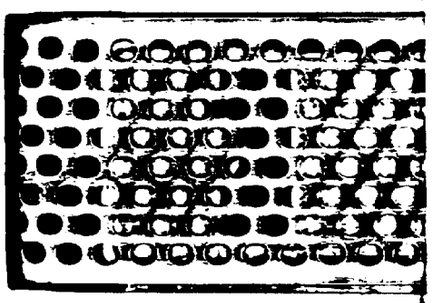
BOOK 11134 PAGE 303

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	238000.00
CON TX	880.60
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	899.60
CHECK	899.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID [illegible] 7456



0494153
IDENTIF. # REFERENCE

98 SEP 30 PM 3:05
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1352763