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THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $373,450.00 Frances L. Scales **AFFIANT** Subscribed and sworn to before me, this 29th day of October, 1998. Wesley D. Turner Notary Public My Commission Expires: 5/30/99

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Beulah Properties, LLC 3329 King Lane Nashville, TN 37218	SAME	Part of 81-6-471

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE GREATER NASHVILLE INVESTMENT GROUP, a Tennessee limited partnership,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BEULAH PROPERTIES, LLC, a Tennessee limited liability company,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots No. 12, 13 and 14 and the easterly 35 feet of Lot No. 15 on the Plan of George Shield's Second Addition to North Nashville, of record in Book 57, page 146, Register's Office for said County.

Said Lots No. 12, 13, 14 and part of Lot No. 15 front together 285 feet on the northerly side of Buchanan Street and extend back between parallel lines 150 feet to an alley.

Being a part of the same property conveyed to The Greater Nashville Investment Group, a limited partnership by deed from George Dunn, Jr. and wife, Judy Ann Dunn, as to a 1/2 undivided interest and David R. Goodwin and wife, Georganne Goodwin, as to a 1/2 undivided interest of record in Book 5897, page 137, Register's Office for Davidson County, Tennessee.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This conveyance is made subject to any building restrictions, covenants, zoning ordinance, easements, the plan of record, and such matters as a survey of the premises would disclose and

right of tenants in possession. Grantor assigns to Grantee all such leases and transfers to Grantee all security deposits for such leases. Grantee assigns the Leases as of the date hereof, and agrees to properly administer the security deposits. Rents shall be prorated and the security deposits shall be transfered outside closing. In addition 1998 real property taxes for the land which is retained by Grantor which was formerly assessed for 1998 with the subject property shall be prorated between the parties outside closing.

This is improved property known as 2204 and 2206 Buchanan Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and it covenants with the 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, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person 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 hands this 29th day of October, 1998.

THE GREATER NASHVILLE INVESTMENT GROUP
a Tennessee limited partnership

By: _____
Murphy Goodman, General Partner

By: _____
Harold D. Thompson, General Partner

98 OCT 30 PM 3:37
WILLIAM R. CANNELL REGISTER
DAVIDSON COUNTY, TN.

0506118
IDENTIF. ➔ REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MURPHY GOODMAN** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **GENERAL PARTNER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of October, 1998.

_____
Notary Public

My Commission Expires: 5/30/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HAROLD D. THOMPSON** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **GENERAL PARTNER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of October, 1998.

_____
Notary Public

My Commission Expires: 5/30/99

98/10/30 0101 03 CHECK 1392

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	373450.00
			CON TX	1381.77
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	1392.77
			CHECK	1392.77
10/30/98		01	15:37 0001	0161

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05061.18

IDENTIF. ↑ REFERENCE

98 OCT 30 PM 3:38

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1365323