0506711

IDENTIF. ↑ REFERENCE

WARRANTY DEED

98 NOV -2 PM 1:23

ADDRESS NEW OWNER AS FOLLOWS:
Vastland Development, L.L.C
1700 Hayes St., Suite 104
Nashville, TN 37203

MAP
92-12
PARCELS
467,468,
479, 480

SEND TAX BILLS TO:
new owner

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11181 PAGE 343

STATE OF TENNESSEE)
COUNTY OF WILSON)
The Actual Consideration or Value, whichever is greater, for this transfer is $1,080,002.93

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 14th DAY OF October 1998.

Bobbie Carney
NOTARY PUBLIC

BOBBIE CARNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 3/24/2001

KNOW ALL MEN BY THESE PRESENTS that LINEBERRY PROPERTIES, INC., a Tennessee Corporation, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents does hereby transfer and convey unto VASTLAND DEVELOPMENT, L. L. C., a Tennessee Limited Liability Company, its successors and assigns, all of its one-half (½) undivided share, right, title and interest in and to the following parcels of real estate situated in Davidson County, Tennessee, and more particularly described as follows:

TRACT A: Land in Davidson County, Tennessee, being part of Lot No. 134 on the Plan of John Boyd Home Tract, as of the record in Book 21, page 39, Register's Office for Davidson County, Tennessee, described according to a surveyor, dated June 26, 1984, as follows:

BEGINNING a point in the northerly margin of West End Avenue, said point being 50.00 feet east of the easterly margin of 18th Avenue North; thence with the westerly side of the 1720 West End Office Building and running parallel to the easterly margin of 18th Avenue North, North 31 degrees 24 minutes 40 seconds West 160.00 feet to an iron pipe in the southerly margin of a 20 ft. wide public alley; thence with said margin of the alley and parallel to the northerly margin of West End Avenue, North 58 degrees 45 minutes East 151.58 feet to a nail in concrete at the northwest corner of Lot 1 on the plan of Tennessee Speed Sport and 1st American National Bank's property of record in Book 5190, page 16, R.O.D.C.; thence with the west line of said Lot 1 and running along a concrete retaining wall South 31 degrees 12 minutes 15 seconds East 160.00 feet to an iron pin in the northerly margin of West End Avenue and being the southwest corner of said Lot 1; thence with the northerly margin of West End Avenue South 58 degrees 45 minutes west 151.00 feet to an iron pin being the point of beginning.

TRACT B: Land in Davidson County, Tennessee, being Lots Nos. 75 and 76 on the Plan of John Boyd Home Tract, as of record in Book 21, page 39, Registers's Office for said County, described according to a survey of W. R. Seigenthaler, Surveyor, dated June 26, 1984, as follows:

BEGINNING at an iron pin in the southerly margin of Hayes Street, said iron pin being 50.00 feet east of the easterly margin of 18th Avenue North and also being the northwest corner of said Lot 76; thence with the southerly margin of Hayes Street North 58 degrees 45 minutes East 100.00 feet to an iron pin, being the northeast corner of Lot 75; thence with the common line between Lot 75 and Lot 74, South 31 degrees 09 minutes 40 seconds East 180.00 feet to an iron pin, the southeast corner of Lot 75 and being in the northerly margin of a 20 ft. wide public alley; thence with said margin of the alley South 58 degrees 45 minutes West 100.00 feet to an iron pin, being the southwest corner of Lot 76; thence with the common line between Lot 76 and Lot 77, North 31 degrees 09 minutes 40 seconds west 180.00 feet to the point of beginning.

Also, included is all right and interest, if any, that may have been acquired by adverse possession to land lying adjacent to the western property line of Lot 76 of Tract B located between such western property line and a steel cable and post fence.

This conveyance is expressly made subject to the following:

1. The lien for 1998 taxes which will be paid by the Grantees.

2. Rights of tenants in possession.

3. Lease agreements relating to the property.

4. Such matters as an accurate survey would disclose.

5. A certain Deed of Trust dated June 30, 1995, of record at Book 9723 page 576 Register's Office for Davidson County, Tennessee, in favor of Southtrust Bank of Tennessee in the original amount of $1,320,000.

Being the same property conveyed to J. D. Eatherly and Lineberry Properties, Inc, by deed of record in Deed Book 9723 , Page 546 , in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1720 West End Avenue, Nashville, Tennessee 37203.

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

Witness our hands this 14th day of October, 1998.

Dewey L. Lineberry, President
Lineberry Properties, Inc.

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, Mark Lineberry, a Notary Public in and for said County and State, the within named Dewey Lineberry as President of Lineberry Properties, Inc., to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same in his capacity as President of Lineberry Properties, Inc.

MARK LINEBERRY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

Notary Public
My Commission Expires: 2-4-01

WARRANTY DEED

From

Lineberry Properties, Inc.

To

Vastland Development, L.L.C.

This instrument prepared by:
D. Mark Lineberry
Attorney at Law
3735 N. Mt. Juliet Road
Suite 202
Mt. Juliet, TN 37122
(615)758-7222

0784 11/02 0101 03CHECK 4007.01

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11181 PAGE 345

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	1080002.93
			CON TX	3996.01
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	4007.01
			CHECK	4007.01
11/02/98	01		13:23 0001	0784

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0506711

IDENTIF. # REFERENCE

98 NOV -2 PM 1:23

GILL GARRETT REGISTER
DAVIDSON COUNTY, TN

No. 136593