Box 58A

BOOK 11231 PAGE 114

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BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ▲ REFERENCE

05195 13

This instrument was prepared by:

Charles J. Friddell, Attorney
104 Woodmont Blvd., Suite 400
Nashville, TN 37205

Address of New Owner as Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
G. G. Waggoner, Jr. 1619 Charlotte Avenue Nashville, Tennessee 37203	G. G. Waggoner, Jr. 1619 Charlotte Avenue Nashville, Tennessee 37203	92-08-027

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, William C. Fennell, Sr. and Janet Fennell Farish, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto G. G. Waggoner, Jr., hereinafter called the Grantee, his heirs, successors, and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

A tract of land in the First Civil District, Nineteenth Councilmatic District of Davidson County, Tennessee, said tract being all of Lots 291, 292, 293, 294, 295, and a portion of Lot 350 in Boyd's Home Tract, plan of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee, and further evidenced as Lot No. 1 Prison Alley Commercial Park, plan of record in Book 6800, Page 267, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an existing iron pin at the intersection of the Northeasterly right-of-way of Seventeenth Avenue North and the Northwesterly right-of-way of Patterson Street, said iron pin being the Southwesterly corner of the herein described Lot No. 1;

THENCE, with the Northeasterly right-of-way of Seventeenth Avenue North, North 23 degrees 13 minutes 28 seconds West, 170.00 feet to an iron pin set within the southeasterly right-of-way of Alley 376 (closed, vacated, and abandoned by Metropolitan Council Bill No. 086-1462) and continuing 18.80 feet to an existing iron pin within the Northwesterly right-of-way of Alley #376 (closed) for a total of 188.80 feet;

THENCE, with the same North 24 degrees 64 minutes 24 seconds West, 22.20 feet to an existing iron pin;

THENCE, Northerly and easterly with a 15.00' radius curve to the right, said curve having a central angle of 86 degrees 31 minutes 41 seconds for a distance of 22.68 feet to an existing iron pin within the Southeasterly right-of-way of Charlotte Avenue;

THENCE, with the Southeasterly right-of-way of Charlotte Avenue North 61 degrees 37 minutes 15 seconds East, 235.82 feet to an existing iron pin, said iron pin being a common corner between the herein described Lot No. 1 and Lot No. 2 of the aforesaid Prison Alley Commercial Park;

THENCE, on common Line between Lot No. 2 and Lot No. 1 of aforesaid Prison Alley Commercial Park South 32 degrees 13 minutes 28 seconds East, 186.00 feet to an existing iron pin within the Northeasterly right-of-way of Alley #376 (closed) and continuing 170.00 feet to an existing iron pin within the Northwesterly right-of-way of Patterson Street for a total of 170.40 feet;

THENCE, with the Northwesterly right-of-way of Patterson Street South 57 degrees 45 minutes 37 seconds West, 250.16 feet to the POINT OF BEGINNING and containing 96,373 square foot or 2.212 acres more or less.

Being the same property conveyed to J. L. Fennell and wife, Frances Creighton Fennell by Warranty Deed from HCA Realty, Inc. as evidenced in Book 7222, Page 519, Register's Office for Davidson County, Tennessee. Frances Creighton Fennell has since died and her interest in the above-described real property vested in J. L. Fennell as the sole surviving tenant by the entirety. Since the death of Frances Creighton Fennell, J. L. Fennell has died and his last will and testament was filed for probate with the Probate Court of Davidson County, Tennessee. Pursuant to his last will and testament, title passed, upon his death, to his two children, William C. Fennell and Janet Fennell Farish.

This conveyance is made subject to:

1. 1998 taxes, which have been assumed by Grantee.
2. Matters shown on the Plan of record in Plat Book 6900, Page 267, Register's Office for said County.
3. Sanitary Sewer Easements of record in Book 7007, Page 902, and Book 6925, Page 10, in the Register's Office for Davidson County, Tennessee.
4. Dedication of Public Utility Easement of record in Book 7079, Page 453, in the Register's Office for Davidson County, Tennessee.

5. Deed of Conveyance for Sanitary Sewer Easement in Book 7221, Page 410, of said Register's Office for Davidson County, Tennessee. This is improved property known as 1619 Charlotte Avenue, Nashville, Davidson County, Tennessee 37203.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, his heirs, successors, and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, they have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs, successors, and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

Ronelda S. Fennell and Samuel E. Farish are the respective spouses of William C. Fennell, Sr., and Janet Fennell Farish and join in the conveyance hereunder releasing their respective marital rights in the subject property.

WITNESS our hands this 27th day of November, 1998.

GRANTORS:

WILLIAM C. FENNELL, SR.

RONELDA S. FENNELL, Spouse

JANET FENNELL FARISH

SAMUEL E. FARISH, Spouse

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, William C. Fennell, Sr., one of the within named Grantors, with whom I am personally acquainted (or who 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, at office, this 27th day of November, 1998.

Paula L. Pearce
Notary Public

My Commission Expires:
My Commission Expires July 27, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ronelda S. Fennell, the spouse of William C. Fennell, Sr., one of the within named Grantors, with whom I am personally acquainted (or who 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, at office, this 27th day of November, 1998.

Paula L. Pearce
Notary Public

My Commission Expires:
My Commission Expires July 27 2002

STATE OF Georgia **)**
COUNTY OF DeKalb **)**

Personally appeared before me, Janet Fennell Farish, one of the within named Grantors, with whom I am personally acquainted (or who proved to me 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, at office, this 24th day of November, 1998.

Nicola McDonald
Notary Public

My Commission Expires:
6/4/2002.

STATE OF Georgia)
COUNTY OF DeKalb)

Personally appeared before me, Samuel E. Farish, the spouse of Janet Fennell Farish, one of the within named Grantors, with whom I am personally acquainted (or who proved to me 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, at office, this 24th day of November, 1998.

Nicola McDonald
Notary Public

My Commission Expires:
6/4/2002.

NICOLA McDONALD NOTARY PUBLIC DeKalb Co., GA MY COMMISSION EXPIRES JUNE 04, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, which ever is greater, for this transfer is $925,000.00

William C. Fennell, Sr
WILLIAM C. FENNELL, SR.

Subscribed and sworn to before me, this 27th day of November, 1998.

4407 12/02 0101 03CHECK 3445.50

Paula L. Pearce
Notary Public

My Commission Expires:

My Commission Expires July 27, 2002

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11231 PAGE 119

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
				925000.00
				CON TX 3422.50
				PRFEE 1.00
				WDEED 20.00
				CFEE 2.00
				TOTAL 3445.50
				CHECK 3445.50
		12/02/98	01	13:33 0001 4407

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05195 13
IDENTIF. ↑ REFERENCE

98 DEC -2 PM 1:32

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1379430