Box 28-B

This instrument was prepared by:
Leroy J. Ellis, III, Attorney at Law
306 Gay Street, Suite 200
Nashville, TN 37201
From information furnished by Grantor

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2087 12/17 0101 03CHECK 632-9(

WARRANTY DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Zoe Properties, L.L.C. 3503 Belmont Blvd. Nashville, Tennessee 37215	New Owner	117-16-0 044.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by Zoe Properties, L.L.C., and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Collins Eric Steensland, Jr. and William P. Steensland, have bargained and sold, and by these presents do transfer and convey unto the said Zoe Properties, L.L.C., a Tennessee limited liability company, the GRANTEE herein, its sucessors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 and the westerly one half of Lot No. 10 of Block "M" on the Map of Maplehurst of record in Book 843, pages 22 and 23, Register's Office for said County.

Said Lot No. 11 and said part of Lot No. 10 adjoin and front together 75 feet on the northerly side of Grandview Drive and run back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to C.E. Steensland and wife, Elizabeth P. Steensland, by deed from Woodrow Wilson Lowry and wife, of record in Book 2281, page 65, said Register's Office.

The said C.E. Steensland died on February 23, 1988 survived by his wife, the said Elizabeth P. Steensland, as surviving tenant by the entirety.

The said Elizabeth P. Steensland died on March 16, 1998 and devised her interest in said real property in equal shares to her sons, Collins Eric Steensland, Jr. and Willian P. Steensland, under the residuary provisions of her Will, duly probated and recorded in Will Book 219, page 220, Probate Clerk's Office for Davidson County, Tennessee, subject to direction in her Will that such real property be administered as a part of her estate and subject to the control of her Executor or other Personal Representative. The said Collins Eric Steensland, Jr. and William P. Steensland, qualified as such Executors in the Probate Court of Davidson County, Tennessee, Docket No. 98P-441.

The foregoing legal description is the same as in the previous deed of record.

This is improved property, known as 1222 Grandview Drive, Nashville, Tennessee, 37215.

This conveyance is subject to all visible easements; matters and things shown on plat of record in Deed Book 843, pages 22 and 23, Register's Office for Davidson County, Tennessee and applicable zoning laws.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. And we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, 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 persons, whomsoever.

Collins Eric Steensland, Jr. and William P. Steensland, as Executors under the Will of Elizabeth P. Steensland, deceased, execute this Deed to quitclaim and convey to the GRANTEE, its successors and assigns, all right, title and interest that they have or may have in and to the above described real property as such Executors.

Collins Eric Steensland, Jr. and William P. Steensland represent and warrant that the above described real property has not been used or occupied as the principal residence of either of themselves or their respective spouses or dependents at any time since the death of Elizabeth P. Steensland.

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 our hands this 12th day of December, 1998.

Collins Eric Steensland, Jr.

Collins Eric Steensland, Jr.

William P. Steensland

Collins Eric Steensland, Jr., Co-Executor
U/W/O Elizabeth P. Steensland

William P. Steensland, Co-Executor
U/W/O Elizabeth P. Steensland

0526690
IDENTIF. ✦ REFERENCE

98 DEC 17 PM 3:26
BILL CAL... REGISTER
DAVIDSON COUNTY, TN.

STATE OF OHIO)
COUNTY OF Richland)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Collins Eric Steensland, Jr., the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained, individually and as Co-Executor under the Will of Elizabeth P. Steensland.

Witness my hand and official seal at Lexington, Ohio this 12 day of December, 1998.

NOTARY PUBLIC
JUDY GARDNER-MOORE
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires Mar. 2, 2001

My Commission Expires: Mar 2-2001

STATE OF OHIO)
COUNTY OF Richland)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William P. Steensland, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained, individually and as Co-Executor under the Will of Elizabeth P. Steensland.

Witness my hand and official seal at Lexington, Ohio this 12 day of December, 1998.

NOTARY PUBLIC
JUDY GARDNER-MOORE
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires Mar. 2, 2001

My Commission Expires: Mar 2-2001

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $ 167,000.00.

A Member for Zoe Properties LLC

Sworn to and subscribed before me this 16 day of December, 1998.

NOTARY PUBLIC

My Commission Expires: May 28, 2000

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	167000.00
CON TX	617.90
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	632.90
CHECK	632.90

12/17/98 01 15:26 0001 2087

0526690
IDENTIF. # REFERENCE

98 DEC 17 PM 3:26
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401537