98-12-480 File Box 19B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ATHENS ROAD, LLC (NAME)	CAPITAL BANK AND TRUST (NAME)	MAP 082-09
1200 Division Street #202 (ADDRESS)	1820 West End Avenue (ADDRESS)	PARCEL 134
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	F.B.#: 01W-07985

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WILLIAM HENRY BOHRMANN AND WIFE, ROSANNE MARIANO BOHRMANN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ATHENS ROAD, LLC, A TN LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land lying in the 1st Civil District of Davidson County, Tennessee. Said tract being Parcel 134 on Tax Map 82-9, and also being part of Lot 78 and all of Lot 77 on the plan of McGavock City Park Lots, as recorded in Plat Book 57, Page 101, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Phillip E. Holmes, Jr., a Tennessee Registered Land Surveyor No. 1728, dated December 10, 1998, as follows:

Beginning at an iron pin on the Westerly margin of 2nd Avenue North. Said point being 55 feet from the Northerly margin of Taylor Street.

(1) Thence, leaving said margin of 2nd Avenue North, South 59 deg. 50' 25" West, 137.51 feet to a P.K. nail in the Easterly margin of a 10 foot alley (No. 505);
(2) Thence; along the Easterly margin of said alley, North 30 deg. 23' 11" West, 95.00 feet to a P.K. nail;
(3) Thence, leaving said alley, North 59 deg. 50' 25" East, 137.51 feet to an iron pin on the Westerly margin of 2nd Avenue North;
(4) Thence, along said margin of 2nd Avenue North, South 30 deg. 23' 55" East, 95.00 feet to the point of beginning.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1403 2nd Avenue North, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons 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 hand s this 21st day of December 1998

WILLIAM HENRY BOHRMANN
By: William Henry Bohrmann by Rosanne Mariano Bohrmann
ROSANNE MARIANO BOHRMANN, ATTORNEY-IN-FACT

Rosanne Mariano Bohrmann
ROSANNE MARIANO BOHRMANN

DCTN01WC

BEING the same property conveyed to William Henry Bohrmann and wife, Rosanne Mariano Bohrmann, by Deed from The Webb School, a Tennessee non-profit corporation, of record in Book 6671, Page 776, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROSANNE MARIANO BOHRMANN, the bargainor, with whom I am personally acquainted (or 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 official seal at Brentwood, Tennessee, this 21st day of December, 1998.

My Commission Expires: 7/24/99

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

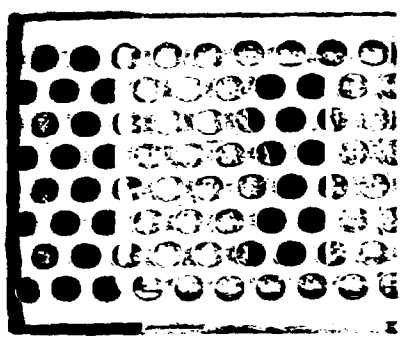
On this 21st day of December, 1998, before me personally appeared ROSANNE MARIANO BOHRMANN, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of WILLIAM HENRY BOHRMANN, and acknowledged that she executed the same as the free act and deed of the said WILLIAM HENRY BOHRMANN.

My Commission Expires: 7/24/99

Notary Public

0528803
IDENTIF. & REFERENCE

4331 12/23 0101 03CHECK 714.00



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11265 PAGE 463

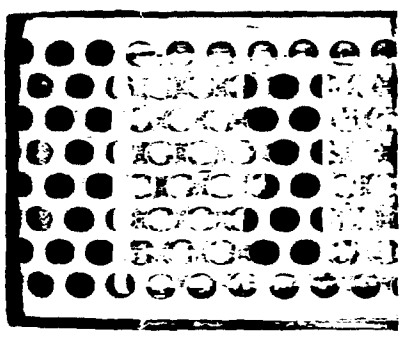
RECEIVED OF _____

FOR _____

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
	190000.00
CON TX	703.00
PRFEE	1.00
MISCD	8.00
CFEE	2.00
TOTAL	714.00
CHECK	714.00

12/23/98 01 10:54 0001 4331



0528803
IDENTIF. ↑ REFERENCE

98 DEC 23 [illegible]:57

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405860