THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***203,000.00

Thomas W. Lawler
Affiant

Subscribed and sworn to before me this 12th day of January, 1999.

AUBREY FREDDIE CLAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

ADDRESS OF NEW OWNER

PAUL DAVID ELEAZAR
2403 12th Avenue, South
Nashville, Tennessee 37212

SEND TAX BILLS TO

New Owner

MAP & PARCEL NOS.

MAP 105-13
PARCEL 127

BOOK 11298 PAGE 417

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THREE THOUSAND AND 00/100 DOLLARS ($***203,000.00), cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, 1221 PARTNERS, LLC, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PAUL DAVID ELEAZAR dba The Eleazar Group, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 13 on the Belmont Land Company's Plan called Belmont Heights as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of 12th Avenue, South, formerly Granny White Pike, at the northeast corner of the property conveyed to E.R. Norris and wife, of record in Book 1278, page 42, Register's Office for Davidson County, Tennessee; thence with said Norris' northerly line westwardly 169.4 feet to the easterly margin of a private alley; thence with said alley northwardly 44.0 feet; thence eastwardly 166.0 feet, more or less, to the westerly margin of 12th Avenue, South; thence with said avenue southwardly 44.0 feet to the beginning.

BEING the same property conveyed to 1221 Partners, LLC, by deed from Albert H. Buckingham and wife, Vilia A. Buckingham, of record in Book 9836, page 43, and re-recorded in Book 10017, page 457, Register's Office for Davidson County, Tennessee.

This is improved property known as 2403 12th Avenue, South, Nashville, Tennessee 37212

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, his heirs and assigns, forever.

GRANTOR 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, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Belmont Heights of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 12th day of January, 1999, the limited liability company having caused its name to be signed by its chief manager on said day and date.

1121 PARTNERS, LLC

By: Mark Deutschmann
Mark Deutschmann
Title: Chief Manager

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 MARK DEUTSCHMANN, with whom I am personally acquainted and who acknowledged himself to be chief manager of the within named bargainor, a limited liability company, and that he as such chief manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company as chief manager.

Witness my hand and official seal this 12th day of January, 1999.

Mitchell A. Watts
Notary Public

My Commission Expires: 9-24-2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

05371102
IDENTIF. & REFERENCE
99 JAN 14 PM 2:46
REGISTER
DAVIDSON COUNTY, TN.
3102 01/14 0101 03CHECK 762.1

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11298 PAGE 419

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

0537102

IDENTIF. ↑ REFERENCE

99 JAN 14 PM 2:46

DAVID BRADY, TR.

CAMT	203000.00
CON TX	751.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	762.10
CHECK	762.10

01/14/99 01 14:45 0001 3102

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1412543