FILE NO. 37636
FILE BOX "7"

FORM NO WD-1

BOOK 11341 PG. 874

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF FEBRUARY 19 99

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/28/2002

AFFIX SEAL

ANN L. SATURN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE My Commission Expires SEPT 28, 2002

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES B. ALTMAN, Trustee	S A M E	93-14-467
(NAME)	(NAME)	13W 10425
6429 CORNWALL CIRCLE		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
INDIANAPOLIS IN. 46256		
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 I, JERRY C. PENDERGRASS, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES B. ALTMAN, sole Trustee, or his successors in trust, under the JAMES B. ALTMAN LIVING TRUST, dated December 1, 1993, and any amendments thereto 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:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed to Jerry C. Pendergrass by deed from Business Men's Assurance Company of America of record in Book 8720, Page 44, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 701 Fourth Avenue, South, Nashville, Tennessee 37210
(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 my hand this 11th day of February, 19 99

JERRY C. PENDERGRASS

STATE OF TENNESSEE
Davidson County

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named JERRY C. PENDERGRASS, Unmarried

_____

_____

the bargainor_____, with whom I am personally acquainted, (or 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 official seal at Nashville, Tennessee, this 11th day of February, 1999.

Commission Expires 9/28/2002

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

_____Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

My Commission Expires SEPT. 28, 2002

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____

_____of the _____

a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____day of _____, 19_____.

_____Notary Public

Commission Expires_____

WARRANTY DEED

FROM

TO

EXHIBIT A - LEGAL DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee and being part of Lots 40 and 41 on the plan of Barrow Grove Addition to Nashville, Tennessee as of record in Plat Book S, page 279 and being the Tankard Company property as of record in Book 7325, page 358 and being bounded on the north by the south right-of-way of Elm Street, on the east by the west right-of-way of Fourth Avenue South, on the south by the Howard Youree property as of record in Book 1580, page 443 and on the West by the East right-of-way of alley number 146 and being more particularly described as follows:

Beginning at a building corner at the intersection of the south right-of-way of Elm Street and the west right-of-way of Fourth Avenue South;

Thence with the face of the building south 25 deg. 07 min. 04 sec. east, 31.00 feet to a building corner common with Youree;

Thence with the face of the building and Youree south 64 deg. 43 min. 30 sec. west, 165.20 feet to a building corner at the intersection at the east right-of-way line of Alley Number 146;

Thence with the face of the building and the right-of-way of Alley Number 146 north 25 deg. 07 min. 04 sec. west, 31.00 feet to a building corner at the intersection of the south right-of-way of Elm Street;

Thence with the face of the building and the right-of-way of Elm Street north 64 deg. 43 min. 30 sec. east, 165.20 feet to the point of beginning.

Containing 5,121 square feet (0.118 acres more or less).

9905494.14
RECORDING & REFERENCE
99 FEB 16 PM 3:11
0223 02/16 0101 03CHECK 757.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11341 PG. 877

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	
	200000.00
CON TX	740.00
PRFEE	1.00
MREED	12.00
CFEE	2.00
TOTAL	755.00
CHECK	755.00

02/16/99 01 15:10 0001 6283

0549414

RECEIPT # REFERENCE

99 FEB 16 PM 3:11

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1425539