055661617
IDENTIFICATION & REFERENCE
99 MAR -4 PM 2:53
WILLIAM BOYD LIPSCOMB
REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.

This instrument prepared by (and returnable to):
WYATT, TARRANT & COMBS (TCB)
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 11368 PG. 614

WARRANTY DEED

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Callisto Properties, Inc. **Attention: Thomas N. Keenan** **1773 West Harpeth Road** **Franklin, Tennessee 37064**	**[same as new owner]**	**Map 93-6-2** **Parcel 2**

3643 03/04 6101 63CHECK 2790.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, 174 THIRD AVENUE NORTH, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold and does hereby transfer and convey unto CALLISTO PROPERTIES, INC., a Tennessee corporation, and its successors and assigns ("Grantee"), a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

LAND in Davidson County, Tennessee, being part of Lot No. 27 on the Original Plan of Nashville, not of record, described as follows:

Beginning at the easterly margin of 3rd Avenue North, formerly College Street, at a point 151 feet and 2 inches southerly from the southerly margin of Church Street, thence with the easterly margin of said Avenue, southerly 50 feet; thence with the northerly line of the Lewis property, easterly 107 feet, more or less, to the westerly margin of an alley, thence with said alley, northerly 50 feet, thence westerly 107 feet, more or less, to the beginning.

BEING the same property conveyed to William Norman Miller and Billy Ray Hearn, Trustee, under Trust Agreement dated January 3, 1979, by Deed of Record in Book 9906, page 455, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to 174 Third Avenue North, LLC by Deed of Record in Book 11365, page 611, Register's Office for Davidson County, Tennessee.

This is improved property with a street address of 174 Third Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, unto Grantee and its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that Grantee is lawfully seized and possessed of the Property in fee simple; that Grantee has good right to sell and convey the Property; and that the Property is unencumbered, except for 1999 real estate taxes which Grantee agrees to assume.

AND Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor caused this instrument to be executed on this 31st day of March, 1999.

GRANTOR:
174 THIRD AVENUE NORTH, LLC,
a Tennessee limited liability company

By: _____
Billy Ray Hearn, Member

By: _____
William Norman Miller, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $750,000.00.

_____
Dorothy N. Keenan **AFFIANT**

Subscribed and sworn to before me, this 31 day of March, 1999.

_____
NOTARY PUBLIC

My Commission Expires: 3/24/2001

TRACE BLANKENSHIP NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

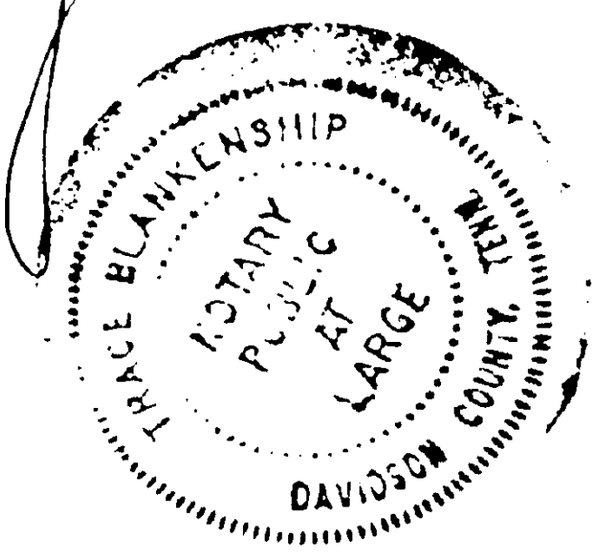
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared William Norman Miller and Billy Ray Hearn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the only two members of 174 Third Avenue North, LLC, the within named bargainor, a Tennessee limited liability, and that they as the two authorized members, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as the two authorized members.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 31 day of March, 1999.

NOTARY PUBLIC

My Commission Expires: 3/24/2001.



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11368 PG. 617

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

0556617
IDENTIF. & REFERENCE

99 MAR -4 PM 2:53

BILL GA[illegible] REGISTER
DAVIDSON COUNTY, TN.

CAMT
750000.00
CON TX 2775.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 2790.00
CHECK 2790.00

03/04/99 01 14:51 0001 3843

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1433018