Box 61

T-7591

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $19,250.00.

Subscribed and sworn to before me, this 5th day of March, 1999.

NOTARY PUBLIC AT LARGE

My Commission Expires:
November 24, 2001

Affiant

Notary Public

WARRANTY DEED BOOK 11373 PG. 705

THIS INSTRUMENT WAS PREPARED BY
FIRST TITLE CORPORATION
1161 MURFREESBORO ROAD
SUITE 324
NASHVILLE, TN 37217

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: CLASEK LAND, LLC	NAME: SAME
STREET ADDRESS: 3229 MASONWOOD DRIVE	STREET ADDRESS:
CITY: NASHVILLE STATE: TN	CITY: STATE:
ZIP CODE: 37207 MAP & PARCEL NOS. 81-16-329 & 81-16-330	ZIP CODE:

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, EMMA M. GUNN, UNMARRIED,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO CLASEK LAND, LLC,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL1:
Land in Davidson County, Tennessee, being the southerly 37 feet 6 inches of Lot No. 38 and the easterly 41 feet of the southerly 37 feet 6 inches of Lot No, 37 on the Plan of McGavock, Wetmore and Other's Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County. Said parts of Lots Nos. 37 and 38 fronts 37 foot 6 inches on the westerly side of 14th Avenue North, formerly Alberta Avenue, and extends back between parallel lines with the northerly margin of an alley 91 feet to a dead line.

Said Part of said lot fronts 37 ½ feet on the westerly side of 14th Avenue North and runs back between parallel lines 91 feet to the easterly margin of a 9 foot policy.

Being the same property conveyed to Emma M. Gunn, a widow, herein by Warranty Deed from Virginia Gunn, Leonard Gunn and Jake D. Gunn, all single persons, dated March 14, 1979, recorded March 20, 1979, in Book 5407, Page 923, Registers Office for Davidson County, Tennessee

PARCEL 2:
Land in Davidson County, Tennessee, being the north 37 ½ feet of the South 75 feet of Lots Unit. 37 and 39 on the Map of McGavock Wetmore and Other addition to Nashville, called the Town of McGavock, of record in Book 21, page 41, Register's office for said County.

Being the same property conveyed L.J. Gunn and wife Emma M. Dunn, herein by Warranty Deed from Eva R. Garfinkle, dated September 23, 1970, and recorded September 30, 1970, in Book 4448, Page 845, aforesaid records. The said L.J. Gunn now being deceased.

THIS IS IMPROVED PROPERTY KNOWN AS: 1107 14th Avenue, North, Nashville, Tennessee 37208 and 1111 14th Avenue, North, Nashville, Tennessee 37208

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 HANDS THIS 5th DAY OF MARCH, 1999.

Emma M. Gunn

EMMA M. GUNN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of March, 1999, before me personally appeared Emma M. Gunn, Unmarried to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

My Commission Expires:

My Commission Expires
December 24, 2001

Notary Public

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WARRANTY DEED

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99 MAR -8 PM 1:50

0558059

IDENTIF. & REFERENCE

DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

5402 03/08 0101 03CHECK 82.23

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11373 PG. 707

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 19250.00
CON TX 71.23
MOR TX 1.00
ERR CO
MOR TX 1.00-
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 82.23
CHECK 82.23

03/08/99 01 13:49 0001 5402

0558059
IDENTIF. A REFERENCE

99 MAR -8 PM 1:50

ELL... REGISTER
DAVIDSON CO. TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1434563