BOX 25-B

THIS INSTRUMENT PREPARED BY
Robert F. Spann, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, TN 37238-1545

WARRANTY DEED

BOOK 11375 PG. 162

0558511

99 MAR -9 AM 10:01

RECEIVED & RECORDED IN REGISTER'S OFFICE

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is $390,000.00

Treglown Patton Warner
Affiant

Sworn to and subscribed before me this 8 day of March, 1999

NOTARY PUBLIC

My Commission Expires: 7-27-2001

ADDRESS - NEW OWNER
Treglown Patton Warner
4407 Hunt Place
Nashville, TN 37215

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 104-12
Parcel 41

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeffrey Lindo, Successor Trustee under the David W. Donner Declaration of Trust dated July 24, 1990**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Treglown Patton Warner**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED

This is improved property known as 1814 -1818 21st Avenue, South, Nashville, TN 37212.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind myself, my heirs, assigns 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.

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 15 day of March, 1999.

JEFFREY LINDO

State of New York)
County of Suffolk)

Before me, Michele J. Demaris, a Notary Public of the State and County aforesaid, personally appeared **Jeffrey Lindo**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Successor Trustee under the David W. Donner Declaration of Trust, dated July 24, 1990**, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Successor Trustee of the David W. Donner Declaration of Trust Dated July 24, 1990.

WITNESS my hand and seal, at Office this 1st day of March 1999.

NOTARY PUBLIC

My Commission Expires: [illegible] Sept. 2000

EXHIBIT "A"

Land in Nashville, Davidson County, Tennessee, being a part of Lots 26 and 27 on the Plan of Christopher and Kirkman's Addition, of record in Plat Book 57, page 158, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey of John Kohl and Company, P.C., dated March 5, 1999, as follows:

Beginning in the east right-of-way of 21st Avenue, South and the south right-of-way of alley No. 917, at the northwest corner of an existing brick building at 1814 21st Avenue, south;

thence along said alley S 82° 15' 45" E, 146.01 feet to a P.K. nail;

thence, leaving said alley S 7° 46' 22" W, 62.50 feet;

thence N 82° 13' 38" W, 4.70 feet;

thence S 7° 46' 22" W, 1.20 feet;

thence N 81° 57' 54" W, 66.31 feet to the east face of an existing brick building;

thence along said building S 6° 22' 05" W, 18.34 feet to the southeast building corner;

thence along the south face of said building N 83° 47' 28" W, 73.5 feet to the east right-of-way of 21st Avenue, South;

thence along said 21st Avenue, South, N 6° 26' 24" E, 83.7 feet to the point of beginning, and containing 0.24 acres, more or less

Being the same property conveyed to David W. Donner, Trustee of the David W. Donner Declaration of Trust, dated July 24, 1990, by deed from David W. Donner, of record in Book 8174, page 112, Register's Office for Davidson County, Tennessee, the said David W. Donner having since died, and Jeffrey Lindo having been named Successor Trustee thereunder by the First Amendment to the David W. Donner Declaration of Trust, dated July 24, 1990, said First Amendment thereto having been dated June 3, 1993.

5861 03/09 0101 03CHECK 1458.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11375 PG. 165

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
390000.00
CON TX 1443.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 1458.00
CHECK 1458.00

03/09/99 01 10:00 0001 5861

0558511

IDENTIF. & REFERENCE

99 MAR -9 AM 10:01

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1435017