OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 346,400.00

Benjamin D. Joffe
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th DAY OF March, 1999

William L. Rowley
NOTARY PUBLIC

My Commission expires: JULY 24, 1999

BOOK 11386 PG 552

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER: BENJAMIN D. JOFFE	SEND TAX BILLS TO: SAME	MAP & PARCEL NUMBERS: 130-3-70
(NAME) 630 Royal Oaks Place	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

SH PROPERTY, LLC

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

BENJAMIN D. JOFFE AND WIFE, CAROLYN A. JOFFE

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Map of the Resubdivision of Royal Oaks, Section "A", of record in Book 1424, page 55, Register's Office for Davidson County, Tennessee, to which map reference is made for a more complete and accurate description.

Being the same property conveyed to SH Property, LLC, by deed from Claire Miller Robbins, of record in Book 11177, page 858, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(SEE ATTACHED EXHIBIT "A")

99 MAR 16 PM 1:06
BILL BOYD REGISTER
DAVIDSON COUNTY, TN.

INCLUDE A REFERENCE

056188

unimproved ( )
This is improved (X) property, known as 630 Royal Oaks Place - Nashville, TN 37205
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 15th day of March, 19 99.

SH PROPERTY, LLC

BY: John Hays, Secretary

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared JOHN HAYS, 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 SECRETARY of SH Property, LLC, the within named bargainor, a limited liability company, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at office this 15th day of March, 1999.

Notary Public

My Commission expires: JULY 24, 1999

9415 03/16 0101 03CHECK 1296.68

EXHIBIT "A"

1. Davidson County Taxes for 1999, a lien, not yet due and payable, have been prorated and assumed by the grantee.

2. City of Belle Meade Taxes for 1999, a lien, not yet due and payable, have been prorated and assumed by the grantee.

3. Matters shown on the Plan of record in Book 1424, page 55, Register's Office for Davidson County, Tennessee.

4. Easement to City of Belle Meade, of record in Book 5786, page 988, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11386 PG. 555

0561881

IDENTIF. A REFERENCE

99 MAR 16 PM 1:06

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	346400.00
CON TX	1281.68
PRFEE	1.00
WREED	12.00
CFEE	2.00
TOTAL	1296.68
CHECK	1296.68

03/16/99 01 13:06 0001 9415

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1438540