THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ [illegible]

Affiant

Subscribed and sworn to before me, this [illegible] day of May 1999

Notary Public

My Commission Expires: 4. 24. 2001

BOOK 11474 PG. 667

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JAAN P. STURGIS 2000 Sheridan Road Nashville, Tennessee 37206	Jaan P. Sturgis 1503 Lischey Avenue Nashville, Tennessee 37207	MAP 72-16 PARCEL 284

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY FIVE THOUSAND AND NO 100 ..... ($ 75,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, we, MEADY E. DONELSON AND ROBERT C. BUCHANAN, SR. hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAAN P. STURGIS AND PETER J. RICHARDS, BOTH UNMARRIED hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 20 on the Map of Porter Heights, Part Two, of record in Plan Book 1424, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Robert C. Buchanan, a single person, by deed from William E. Jarrett and wife, Victoria E. Jarrett, of record in Book 6619, page 894, Register's Office for Davidson County, Tennessee. Robert C. Buchanan having since died intestate leaving as his sole heirs-at-law his mother, Meady E. Donelson, and his father, Robert C. Buchanan, Sr.

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

99 MAY 12 AM 9:04
[illegible] REGISTER
[illegible] COUNTY, TN.

INSTRUMENT NUMBER
05858888

This is improved property known as 2000 Sheridan Road, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE s that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Porter Heights, Part Two of record in Book 1424, page 79, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 30th day of April, 19 99.

Meady E. Donelson
MEADY E. DONELSON

Robert C. Buchanan
ROBERT C. BUCHANAN, SR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Meady E. Donelson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of May, 19 99.

My Commission Expires: 9-24-2001

Notary Public

BOOK 11474 PG. 668

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath ___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

STATE OF New YORK)
COUNTY OF NIAGARA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT C. BUCHANAN, SR., 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 seal this 30 day of April, 1999.

Whitney W Mallam
Notary Public
WHITNEY W. MALLAM
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN NIAGARA COUNTY
My Commission Expires March 30, 2000

My commission expires: 3/30/00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11474 PG. 669

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MC	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

0585888

99 MAY 12 AM 9:04

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1459547