THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16445
File Box 9-B
FIRST TITLE & ESCROW CO. INC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this ~~transfer~~ is: $1,330,000.00

Affiant

Subscribed and sworn to before me, this 7th day of June, 1999.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE

GEORGE E. MUDTER, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
FRANCIS M. WENTWORTH, JR.	SUNTRUST BANK, NASHVILLE, NA	116-10
117 Clarendon Avenue	201 Forth Avenue N., 7th Flo	15
Nashville, Tennessee 37215	Nashville, Tennessee 37219	BM6065

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CLARENDON AVENUE, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to FRANCIS M. WENTWORTH, JR. AND WIFE, BETTY F. WENTWORTH ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 117 Clarendon Avenue, Nashville, TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

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And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of June, 1999.

CLARENDON AVENUE, LLC
By: Dean Cooper Cate, Chief Manager

99 JUN 11 PM 12:20
GAIL HELT REGISTER DAVIDSON COUNTY, TN.

INCLUDING ANY REFERENCE

05988856

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dean Cooper Cate, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Chief Manager of CLARENDON AVENUE, LLC, the maker, or a constituent of the maker and is authorized by the maker or by its constitutent, the constitutent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of June, 1999.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

Notary Public

WARDEED

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the First Belle Meade Subdivision, as of record in Book 332, pages 88 and 89, Register's Office for Davidson County, Tennessee, being Lot "A" on an unrecorded map of the westerly part of said Lot No. 3 and described according to a blue print of said map, which was made by S.M. McMurray Engineering Company, March 23, 1929, as follows:

Beginning at an iron pin in the southerly margin of Clarendon Avenue, being the northwest corner of said Lot "A"; running thence in a northeasterly direction, with the curve of the southerly margin of Clarendon Avenue, 130.8 feet to the northwest corner of Lot "B"; thence southerly, with a line between said two lots 257.8 feet; thence south 60 deg. 05 min. west 108 feet to the easterly line of W.W. Dillon's lot; thence northerly, with his easterly line, 46.7 feet to his northeast corner; thence westerly, with his northerly line, south 68 deg. 05 min. west 9.64 feet; thence northerly 195.3 feet to the beginning.

Being the same property conveyed to Clarendon Avenue, LLC by quitclaim deed from Jefferson C. Orr and Lori S. Orr of record in Book 10807, page 987, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 5808, page 623; and (3) All matters appearing on the Plan of record in Book 547, page 195, said Register's Office.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11524 PG 318

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

059885

IDENTIFICATION & REFERENCE

99 JUN 11 PM 12:19

ALL STATE TITLE
DAVIDSON CO. TN.

REGISTER

CAMT	1330000.00
CON TX	4921.00
PRFEE	1.00
WDEED	6.00
CFEE	2.00
TOTAL	4932.00
CHECK	4932.00

06/11/99 01 12:23 0001 8689

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473142