Box 43

This instrument prepared by:
Stokes & Bartholomew, P.A. (FRH)
424 Church Street, Suite 2800
Nashville, Tennessee 37219-2386

BOOK 11546 PAGE 697

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO:
The Marchetti Company 1211 Chickering Road Nashville, TN 37215	Same	Map 130-14 Parcel 4

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, JOHN R. GRACE, SHERRI LIPTON GRACE, hereinafter the GRANTOR, have bargained and sold, and by these presents do hereby transfer and convey unto THE MARCHETTI COMPANY, a Tennessee corporation, hereinafter the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being the southerly part of Lot No. 38 on the Revised Plan of B. E. Woodard's Warner Park Subdivision, of record in Book 1130, page 87, and Book 1878, page 147, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 38 fronts 195 feet on the westerly side of Chickering Road, and runs back 365 feet, more or less, on the northerly line and 300 feet on the southerly line with the northerly margin of a 10 foot right of way to a dead line, measuring 201.7 feet thereon.
>
> Being the same property conveyed to John R. Grace and wife, Sherri Lipton Grace, by deed from Henry Denmark Bell, as Executor under the Estate of Madison S. Wigginton, dated February 28, 1992, of record in Book 8561, Page 626, Register's Office for Davidson County, Tennessee.

This is improved property known as 1211 Chickering Road, Nashville, Tennessee, 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Taxes for 1999 a lien but not yet due and payable.

2. Restrictions of record in Book 1358, page 149, and Book 1357, page 600, as amended in Book 1643, page 663, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 1130, page 87, said Register's Office.

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

GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

And GRANTOR does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand as of this 28th day of June, 1999.

JOHN R. GRACE

SHERRI LIPTON GRACE

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STATE OF TENNESSEE)
) §
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, JOHN R. GRACE AND SHERRI LIPTON GRACE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 1999.

Notary Public

RED RUSSELL HARWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires:

RED RUSSELL HARWELL
Notary Public, Davidson Co., TN
My Comm. Expires July 22, 2000

STATE OF TENNESSEE)
) §
COUNTY OF ~~DAVIDSON~~ WILLIAMSON)

The actual consideration for this transfer or value of property (whichever is greater), for this transfer is $800,000.

Affiant

Sworn to and subscribed before me
this 28th day of June, 1999.

Notary Public

My Commission Expires:

My Commission Expires 2-5-2000

MARY CENNIE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

::ODMA\PCDOCS\DOCS\103951\1

0605001
IDENTIF. 4 REFERENCE
99 JUN 28 PM 4:12
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
0101 03CHECK 2975.00
04/28/99 13:56:25

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0605001
IDENTIF. # REFERENCE

RECD JUN 28 PM 4:12
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	800000.00
CON TX	2960.00
PRFEE	1.00
VDEED	12.00
CFEE	2.00
TOTAL	2975.00
CHECK	2975.00

06/28/99 01 16:18 0001 5295

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1483772