WARRANTY DEED

BOOK 11602 PAGE 76

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF July 1999

Notary Public

MY COMMISSION EXPIRES: 2-28-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sprintz Management Co. ~~Enaries Sprintz~~	same	091-14-0
(NAME)	(NAME)	
6205 Cockrill Bend Circle		
(ADDRESS)	(ADDRESS)	170.00
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Hester Moore (o/a/s/a Hester Belle Moore), unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Sprintz, Inc.~~ Sprintz Management Co. A Tennessee General Partnership

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

06195599
RECORDED & REFERENCE
99 AUG -3 AM 10:18
REGISTER
WILLIAMSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 335 White Bridge Road, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 my hand this 30th day of July 1999

Hester Moore
By: Hester Moore
Alma de la Guardia, Attorney-in-fact
Alma de la Guardia, Attorney in fact

08/03 0101 CHECK 570.00

EXHIBIT A

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 20 on the map showing subdivision of the C.C. Vernon Farm, as of record in Book 161, page 164, Register's Office for said County, being Lot No. 6 on the unrecorded plan of Alice C. Dunn's Subdivision of part of said Lot No. 20, described according to a survey made by Z.J. Wilkinson, Surveyor, May 24, 1946, as follows:

Beginning on the westerly margin of White Bridge Road at a point 305.5 feet south of the southerly margin of Lenox Street, being the corner of lots Nos. 5 and 6 on said unrecorded plan; thence with said Road, southerwardly 50 feet; thence south 79 deg. 03' west 271 feet; thence north 3 deg. 57' west 50 feet to the corner of said lots Nos. 5 and 6; thence with the line between said two lots, eastwardly 274 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY AS SET FORTH IN INSTRUMENT WHEREIN HESTER BELLE MOORE, UNMARRIED CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 5415, PAGE 25, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE:

Beginning at a point in the present western margin of White Bridge Road, said point being 355.5 feet, more or less, in a southerly direction from the present southern margin of Lenox Avenue, said point being the northeast corner of the property owned by Francis I. Trenary, as of record in Book 1307, page 111, R.O.D.C., Tennessee; thence in a westerly direction with Francis I. Trenary's property line for a distance of 44.34 feet, more or less, to apoint, said point lying on the proposed western margin of Briley Parkway; thence in a northerly direction with the proposed western margin of Briley Parkway for a distance of 50.17 feet, more or less, to a point said point being the southeast corner of the property owned by Dewey C. Burroughs, Et Ux, as of record in Book 4113, page 930, R.O.D.C., Tennessee; thence in an easterly direction with the northern property line of said Tract No. 91-14-170 for a distance of 44.31 feet, more or less, to a point, said point lying on the present western margin of White Bridge Road; thence in a southerly direction with the present western margin of White Bridge Road for a distance of 50.00 feet, more or less, to the point of beginning and containing in area approximately 2,178 square feet.

Being a portion of the property conveyed to W.G Moore and wife, Hester Belle Moore, by Installment Deed from Alice C. Dunn, of record in Book 1470, page 551, Register's Office of Davidson County, Tennessee. Said property vested into Hester Moore by final decree of record in the Probate Court of Davidson County, Tennessee, as of record in Book 4238, page 610, R.O.D.C., Tennessee.

Exceptions:

1999 Metropolitan Davidson County Taxes constitute a lien against said property. Map 091-14-0, Parcel 170.00. Said taxes have been prorated, with Grantee assuming resposibility of same when they become due and payable.

Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee for right of way, building a 14' ramp on front of property and temporary easement therein of record in Book 5415, page 25, Register's Office of Davidson County, Tennessee.

Lease Agreement with Omni Outdoor Advertising of Nashville, Inc., of record in Book 7032, page 292, Register's Office of Davidson County, Tennessee.

All Matters appearing on the Plan of record in Plat Book 161, page 164, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Hester Moore~~

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 at Franklin, Tennessee, this 30th day of July 1999.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alma de la Guardia Attorney in fact for Hester Moore, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument on behalf of and as Attorney in Fact for the said Hester Moore, as the free act and deed of the said Hester Moore and for the purposes therein contained; said Power of Attorney of record in Book 11602, page 74, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Franklin, Tennessee, on this the 30th day of July, 1999.

(SEAL)

_____
Notary Public

My Commission Expires: 2-28-2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11602 PAGE 79

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

06019599

ILLEGIBLE REFERENCE

99 AUG -3 AM 10:18

REGISTER
DAVIDSON CO. TN.

CAMT	
	150000.00
CON TX	555.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	570.00
CHECK	570.00

08/03/99 01 10:24 0001 1078

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499297