PREPARED BY:
D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

Map & Parcel No.: 93-6-2-58

SEND TAX BILLS TO:
Lois F. Elliott
510 Gay Street, Suite 108
Nashville, TN 37219

WARRANTY DEED

1305 08/30 0101 03CHECK 1138.50

THIS INDENTURE is made and entered into this **27th** day of **August, 1999** between **135 Second Avenue North, Inc.** , GRANTOR, and **Lois F. Elliott** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in the 19th COUNCILMANIC district of Nashville, Davidson County, Tennessee, being a portion of Lot 29 on the plan of the Original Town of Nashville, not of record, and more particularly described as follows:

Beginning in the westerly right of way of Second Avenue North at the southeast corner of an existing building also known as 135 Second Avenue North, said building corner being 348.70 feet northwesterly from the intersection of said Second Avenue and Broadway; thence leaving said Second Avenue and following the south face of said existing building S 60 deg. 44' 39" W 88.38 feet to the southwest corner of said existing building; thence along the west face of said building N 28 deg. 24' 09" W 43.69 feet to the northwest corner of said building; thence along the north line of said building N 60 deg. 43' 00" E 87.54 feet to the northeast corner of said building and the westerly right of way of Second Avenue North; thence along the east face of said building S 29 deg. 30' 29" E 43.73 feet to the point of beginning, containing 3843 square feet, more or less, in accordance with a survey prepared by Patrick S. Coode, Tennessee No. 855, John Kohl & Co., P.C., dated 8/24/99..

Being the same property conveyed to 135 Second Avenue North, Inc., by deed from Citizens Fidelity Bank and Trust Company of record in Book 8170, page 912, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the 1999 County property taxes, which have been prorated, Grantees to pay; subject to restrictions and covenants in a Tennessee Conservation Easement granted by 135, Limited to Historic Nashville, Inc., of record in Book 6210, page 51, said Register's Office, and as amended in Book 8139, page 36, said Register's Office; and, all matters as shown on said plan.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

MAIL ENV.

06029778

REFERENCE
99 AUG 30 AM 10:02

WITNESS my hand on the day and year first above written.

135 Second Avenue North, Inc.

BY: _____
Ben H. Willingham, III , Vice President
Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said State and County aforesaid, personally appeared **Ben H. Willingham, III** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Vice President** of **135 Second Avenue North, Inc.**, the within named bargainor, a corporation, and that he/she as such **Vice President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **Vice President**.

Witness my hand and seal at office in **Nashville**, this the **27th** day of **August, 1999.**

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

Name and Address of Property Owner:

Lois F. Elliott
135 2nd Avenue North
Nashville, TN 37208

Property Address:

135 2nd Avenue North
Nashville, TN 37208

Person Responsible for Taxes:

Nashville

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$575,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **27th** day of **August, 1999.**

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7-21-2002

RETURN TO:

D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11639 PAGE 486

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

06297778

REFERENCE

99 AUG 30 AM 10:02

CAMT	5750.00
CON TX	2127.50
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	2138.50
CHECK	2138.50

08/30/99 01 10:02 0001 2005

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1510067