BOX 2

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September 19 99

Notary Public

MY COMMISSION EXPIRES 5-28-2000
(AFFIX SEAL)

CATHERINE R. TICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JON E. STARK, JR. (NAME)	FRANKLIN NATIONAL BANK (NAME)	MAP 093-02-4
201 SECOND AVE. NORTH (ADDRESS)	230 PUBLIC SQUARE (ADDRESS)	PARCEL 9.00
NASHVILLE, TN 37201 (CITY) (STATE) (ZIP)	FRANKLIN, TN 37064 (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, B.E.R.A., L.L.C., a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JON E. STARK, JR., Unmarried

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:

Land in Davidson County, Tennessee, being part of Lot No. 26 on the Original Plan of the Town of Nashville, not of record, described as follows:

Beginning at a point on the westerly margin of Second Avenue, North, formerly Market Street, the northwest corner of said Second Avenue, North, and Church Street, formerly Spring Street, being the southeast corner of said Lot No. 26; thence with the westerly margin of said Avenue, northwardly 30 feet to the southeast corner of Anna G. Young's part of said Lot No. 26; thence westwardly, with Young's southern boundary line, 105 feet, more or less, to the easterly margin of an alley, thence with the easterly margin of said alley, southwardly 30 feet to the northerly margin of Church Street; thence with the northerly margin of said street, eastwardly 105 feet, more or less, to the beginning.

Being the same property conveyed to B.E.R.A., L.L.C. by deed from Cecil D. Branstetter of record in Book 9815, Page 933, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Subject to a Permanent Easement for Party Wall Construction and Temporary Easement and Right of Entry for Construction Purposes of record in Book 5746, Page 480; Charter of B.E.R.A., Inc. of record in Book 9813, page 695, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 201 SECOND AVE. NORTH, NASHVILLE, TN 37201
(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 our hand(s) this 8th day of September 19 99

B.E.R.A., L.L.C.
By:
RAFAEL A. LOPEZ, MEMBER

Attest:
BROOKE STEUART, MEMBER

$2,120.00 01 SCHED

STATE OF TENNESSEE
COUNTY OF

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Personally appeared before me, _____ and for said County and State, the within named _____ the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____ Notary Public

STATE OF Maryland
COUNTY OF Prince Georges

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared RAFAEL A. LOPEZ and BROOKE STEUART with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the MEMBER and MEMBER respectively of the B.E.R.A., L.L.C. the within named bargainor, and corporation, and that they as such MEMBER and MEMBER being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said RAFAEL A. LOPEZ as such MEMBER, and attesting the same by the said BROOKE STEUART as such MEMBER.

Witness my hand and official seal at office at Brentwood, Tennessee this day of September 19 99.

My commission expires 1/1/03

CALVERT STEUART
NOTARY PUBLIC
PRINCE GEORGES COUNTY, MD

WARRANTY DEED

FROM

B.E.R.A., L.L.C.

TO

JON E. STARK, JR.

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

99 SEP 14 PM 1:59

06356677

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

06356777

REFERENCE

99 SEP 14 PM 1:59

CAMT	530000.00
CON TX	1961.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1972.00
CHECK	1972.00

09/14/99 01 14:02 0001 8259

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1516236