File in Box No. 19 B

WARRANTY DEED

#99-9-24-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF [illegible] 19 99

Notary Public

MY COMMISSION EXPIRES May 28, 2003
(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON

BOOK 11676 PAGE 388

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
SH PROPERTY, L.L.C., A	owner	MAP 104-08
TN LIMITED (NAME) LIABILITY CO.	(NAME)	
P. O. Box 158353		PARCEL #'s
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		FB #20W-1574
(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, CHARLES L. STUDER AND WIFE, VIRGINIA R. STUDER, TRUSTEES U A D FEB. 04, 1994

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SH PROPERTY, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY

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 Lot No. 2 on the Map of O. H. Shields Subdivision of Lot No. 55 and other Lots in O. B. Hayes Rokeby Addition, as of record in Book 161, Page 158, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 55 feet on the westerly side of 17th Avenue South, formerly Addison Street or Avenue, and runs back between parallel lines, 157.9 feet, more or less, to an alley.

BEING the same property conveyed to Charles L. Studer and wife, Virginia R. Studer, by Deed from Dolores J. Wyatt, Successor Trustee, of record in Book 7257, Page 982, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Charles L. Studer and wife, Virginia R. Studer, Trustees U/A/D Feb. 04, 1994, by Quitclaim Deed from Charles L. Studer and wife, Virginia R. Studer, Individually, of record in Book 9250, Page 715, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 1607 17th Avenue South, Nashville, TN 37212
(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 22nd day of September 1999

CHARLES L. STUDER AND WIFE,
VIRGINIA R. STUDER, TRUSTEES U/A/D Feb 04, 1994.
By: Charles L. Studer

CHARLES L. STUDER, TRUSTEE

By: Virginia R. Studer

VIRGINIA R. STUDER, TRUSTEE

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in 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 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 _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES L. STUDER AND WIFE, VIRGINIA R. STUDER, TRUSTEES U/A/D FEB. 04, 1994, the bargainors, 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 and official seal at Brentwood, Tennessee, this 22nd day of September, 1999.

My Commission Expires: 5/28/03

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

06397411
RECORDING REFERENCE
99SEP27 PM12:32
JILL GAMBRELL REGISTER
DAVIDSON COUNTY, TN.
2906 09/27 0101 03CHECK 973.00

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

0639741

REFERENCE

99 SEP 27 PM 12:32

REGISTER
DAVIDSON COUNTY, TN.

CAMT	260000.00
CON TX	962.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	973.00
CHECK	973.00

09/27/99 01 12:35 0001 2606

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1520526