ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Lucca Properties, LLC 2909 Poston Avenue Nashville, TN 37203	New Owner	Map 092-15-0 Parcel 094.00

This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 99-08-9634

26B

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Mary Anne Kirk now known as Mary Anne K. Capeci (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Lucca Properties, LLC,a Tennessee Limited Liability Company (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 6 on the plan of the Elliston Property, as of record in Plan Book 1, page 105, Chancery Court at Nashville, described as follow:

Beginning at a point in the easterly margin of 23rd Avenue North, formerly Elliston Avenue, said point being 325 ½ feet southerly from the southerly margin of State Street; and running thence southerly, with the easterly margin of said Avenue, 62 ½ feet to the northwest corner of the Kirkpatrick lot, thence easterly, with the north line of Kirkpatrick lot, 100 feet to the west line of Lot No. 7 on said plan; thence with the west line of said lot No. 7, northerly and parallel with said Avenue, 62 ½ feet; thence westerly and parallel with the north line of the Kirkpatrick lot, 100 feet to the point of beginning.

Being the same property conveyed to Brooks Kirk by Warranty Deed from The Sigma Nu Chapter House Association of record in Book 3317, page 149, said Register's Office for Davidson County, Tennessee. Brooks Kirk has since died leaving said real property to Mary Anne Kirk in his Last Will and Testament which is of record in Will Book 118, page 26, Probate Court for Davidson County, Tennessee.

Mary Anne Kirk and Mary Anne Kirk Capeci are one and the same person.

This description was the same as was used in the last deed of record.

This conveyance is subject to:

1. Taxes for the year 1999 and subsequent years, easements and restrictive covenants of record.
2. Plan of record in Plat Book 1, page 105, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 200 23rd Avenue N, Nashville, Tennessee 37203.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me this 24th day of September, 1999.

Notary Public

My Commission Expires: 9/23/2000

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the 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 except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 24th day of September, 1999.

Mary Anne K. Capeci

Mary Anne K. Capeci

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On the 24th day of September, 1999, before me personally appeared Mary Anne K. Capeci, to me known to be the person who executed the foregoing instrument and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this day 24th of September, 1999.

Joseph H. Farrell

NOTARY PUBLIC

My Commission Expires: 9/23/2000

06039753

IDENTIF. # REFERENCE

99 SEP 27 PM 12:39

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

2618 09/27 0101 03CHECK 1213.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11676 PAGE 438

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

0639753

IDENTIFICATION REFERENCE

99 SEP 27 PM 12:39

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	325000.00
CON TX	1202.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1213.50
CHECK	1213.50

09/27/99 01 12:42 0001 2618

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1520538