Box 50A
CMB

This Instrument Was Prepared By:
Davis & Jordan, PC
5210 Maryland Way, #202
Brentwood, TN 37027

BOOK 11685 PAGE 591

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee, the receipt of which is hereby acknowledged, American Heart Association, Inc., successor in interest to Middle Tennessee Heart Association, Inc., ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto Grace Development, Inc., ("Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 123 and 124 in Elliston's Plan of Lots, as of record in Book 21, page 141, Register's Office for said County, described as follows:

Beginning on the westerly margin of 23rd Avenue North, formerly Elliston Avenue and Robert E. Clark's S.E. corner; being 55 feet southerly from the southerly margin of State Street; thence with the westerly margin of said Avenue, southerly 55 feet; thence westerly parallel with State Street, 185 feet to the easterly margin of an alley; thence with said alley northerly 55 feet to said Clark's S.W. corner; thence with his southerly line easterly 185 feet to the beginning.

Being the same property conveyed to Middle Tennessee Heart Association, Inc., by Warranty Deed of William E. Norvell, III and Robert C. Matthews, Jr., dated June 28, 1961, and of record in Book 3250, page 37, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

This property is known as 209 23rd Avenue, North, Nashville, TN 37203

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its heirs and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 16 day of September, 1999.

AMERICAN HEART ASSOCIATION, INC.

BY: Charles Brantley

ITS: DEPUTY EXECUTIVE VICE PRESIDENT

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0641989

RECEIVED & RECORDED

99 OCT -1 PM 3:54

WILL GARNER, REGISTER
DAVIDSON COUNTY, TN.

4984 10/01 0101 03CHECK 1282.25

warranty deed

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Troutman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the * of American Heart Association, Inc., and is authorized by the Corporation to execute this instrument on behalf of the Corporation.

WITNESS my hand and official seal this 16th day of September, 1999.

Joseph D. Richburg
NOTARY PUBLIC

My Commission Expires:
12/16/2002

JOSEPH D. RICHBURG
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
MY COMMISSION EXPIRES
DEC 16 2002

*Deputy Executive Vice President

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $342,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30 day of September, 1999.

Notary Public

Commission Expiration:

MARTHA ANN BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 29, 2003

RETURN TO:

W. William Davis
Davis & Jordan, PC
5210 Maryland Way, #202
Brentwood, TN 37027

SEND TAX BILLS TO:

New Owner

PROPERTY ADDRESS:

209 23rd Avenue, North
Nashville, TN 37203

MAP PARCEL NUMBER
92-15-37

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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99 OCT -1 PM 3:54
BILL GARRETT - REGISTER
DAVIDSON COUNTY, TN.

0641989
IDENTIF. # REFERENCE

CAMT	
	342500.00
CON TX	1267.25
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	1282.25
CHECK	1282.25

10/01/99 01 15:57 0001 4984

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1522879