16-A

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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF October 19 99

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
D-Squared, LLC	New Owner	MAP 42-12
(NAME)	(NAME)	PARCEL 32
305 Williams Avenue	(ADDRESS)	
(ADDRESS)		
Madison, TN 37115		
(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, Williams Avenue, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO D-Squared, LLC, 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 the northerly part of lots 1 and 2 on the plan of M. N. Young's subdivision of Lot 5 of the Gee Lands, recorded in plat Book 974, page 5, Register's Office for said county and described partly according to a survey by Johnson and Dillehay, revised 8-17-92, as follows:

Beginning at the intersection of the west right of way of the CSX railroad property and the south right of way of Williams Avenue; thence along said CSX right of way S 12 deg 15' W, 380 feet; thence leaving said right of way S 86 deg. 34' W, 308.8 feet; thence S 11 deg. 00' 41" E, 383 feet, more or less, to the south right of way of Williams Avenue; thence along said right of way N 86 deg. 52' 59" E, 144 feet, more or less, to the beginning of a curve; thence along a curve to the right, having a radius of 4209.45 feet, a distance of 172.05 feet to the point of beginning.

Being part of the same property conveyed to Williams Avenue, LLC by Quitclaim Deed from Susan Austin-Crumpton, Sandra Robinson and Kathleen Fowler of record in Book 10966, page 611, said Register's Office.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved (X) property, known as 305 Williams Avenue, Madison, TN 37115
(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.

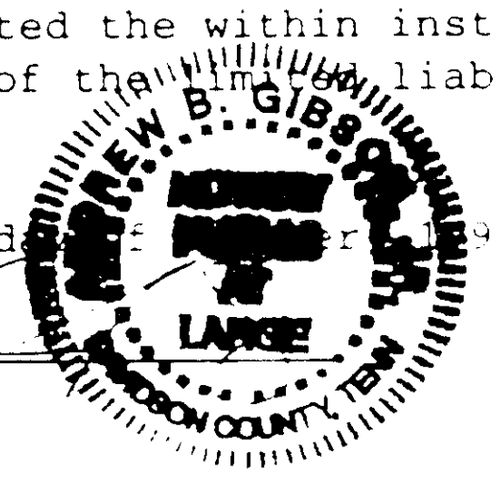
Witness my hand this 7th day of October, 19 99

Williams Avenue, LLC
By:
Susan Austin-Crumpton, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Susan Austin-Crumpton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Member and Chief Manager of Williams Avenue, LLC, the within named bargainor, a limited liability company, and that she as such Member and Chief Manager, executed the within instrument for the purposes stated therein by signing the name of the limited liability company by herself as such Member and Chief Manager.

Witness my hand and official seal this the 7th day of [illegible] 1999.



Notary Public

My Commission Expires: [illegible] 28, 2003

98-1468
FILED
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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

BOOK 11696 PAGE 967

06448894

99 OCT -8 PM 4:07

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1525916