WARRANTY DEED

Instr:200001050001504 Page: 1 OF 3
REC'D FOR REC 01/05/2000 1:24:59PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $3145.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 1999

Notary Public

MY COMMISSION EXPIRES: 5/28/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bicentennial Title & Escrow, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Molette Property Group, LLC. (NAME)	SouthTrust Bank (NAME)	see attached
1514 Church Street (ADDRESS)	230 Fourth Avenue North (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Edward Ray Bowles and wife, Evelyn Jean Bowles

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Molette Property Group, LLC.

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:

PLEASE SEE ATTACHED LEGAL DESCRIPTION

15th Avenue North, Nashville, TN 37208
219 15th Ave. North, Nashville, TN 37208

unimproved ( )
This is improved (X) property, known as 1514 Church Street, Nashville, TN 37203
(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 30th day of December, 1999

Edward Ray Bowles
Edward Ray Bowles

Evelyn Jean Bowles
Evelyn Jean Bowles

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 Edward Ray Bowles and wife, Evelyn Jean Bowles

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 1999.

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 _____, _____.

MY COMMISSION EXPIRES 3-29-03

My commission expires _____

Notary Public

EXHIBIT "A"

92-12-346
219 15th Avenue North, Nashville, Tennessee 37208

TRACT NO.1: Land in Davidson County, Tennessee being Lot No.20 of McMillin's Subdivision of the Old State Penitentiary (or state prison) lands of record in book 161 page 119 Register's Office for
Davidson County, Tennessee.

Said Lot No. 20 fronts 50 feet on the Westerly side of 15th Avenue North, formerly Stonewall Street and runs back Westwardly between parallel lines 100 feet to a 12 foot alley.

92-12-345
15th Avenue North, Nashville, Tennessee 37208

TRACT NO. 2: Land in Davidson County, Tennessee, being Lot No. 21 on the Map of Gov. McMillin's Plan of the Subdivision of The Old State Prison Lands, as of record in Book 161, page 119, Register's
Office for said County.

Said lot No.21 fronts 50 feet on the West Side of 15th Avenue North and runs back between parallel lines 100 feet to an alley.

TRACT NO.3: Land in Davidson County, Tennessee being Lot No. 22 on the Map of Gov. McMillin's Subdivision of the Old State Prison Lands as of record in book 161, page 119, Register's Office for said County.

Said lot No. 22 fronts 50 feet on the Westerly side of 15th Avenue
North and runs back between parallel lines 100 feet to a dead line.

TRACT NO. 4: Land in Davidson County Tennessee being Lot No.23 on the Plan of Gov. McMillin's Subdivision of the prison lands, as of record in book 161, page 119, Register's office for said county.

Said lots 23 fronts 44 feet on the southwesterly side of 15th avenue north, formerly Stonewall Street and runs back between parallel lines, along the Northwesterly margin to an 12 foot alley in the rear.

92-12-340
1514 Church Street, Nashville, Tennessee 37203

TRACT NO. 5: Land in Davidson County, Tennessee being Lots Nos. 62,61 and the Westerly 13.55 feet in front of Lot No. 60 on the plan of Gov. McMillin's Subdivision of The Old State Prison Lands, of record in book 161, page 119, Register's Office for said County.

Said lots nos.62, 61 and part of 60 front together 100 feet on the Northerly side of Church Street, as widened, and extended back 103.65 feet more or less on the Westerly line, with the Easterly margin of Mcmillin Avenue, and 121.9 feet more or less on the Easterly line, to a 12 foot alley, measuring 100 feet thereon.

Being the same property conveyed to Edward Tay Bowles by deed from Lemuel H. Hardaway, Jr. and wife, Linda S. Hardaway of record in Book 5023, page 210, Register's Office for Davidson County, Tennessee.

Subject to Matters shown on the Plan of record in Book 161, page 119, said Register's Office.