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This Instrument Prepared By:
BAKER, DONELSON, BEARMAN & CALDWELL
A Professional Corporation
1700 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(615) 726-5600

Instr:200003100025227 Page: 1 OF 4
REC'D FOR REC 03/10/2000 4:04:40PM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $1757.50

WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To:*
Alexander Turner Properties, L. P. [Street Address] 138 Second Ave, No; Suite 200 [City/State/Zip] Nashville, TN 37201	same
Map & Parcel No.: 92-16-302	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, MAE L. CRADDOCK, a married person ("Grantor"), has bargained and sold and does hereby transfer and convey unto ALEXANDER TURNER PROPERTIES, L. P., a Tennessee limited partnership ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 177 on the Map of O.B. Hayes' Second Map of Small Lots, of record in Plan Book 1, page 81, Register's Office for Davidson County, Tennessee, described according to a survey made by John M. Duffer, Tennessee Registered Land Surveyor No. 1431, dated February 11, 2000, as follows:
>
> Beginning at an iron rod in the east margin of 19th Avenue South, the common corner of Lots 177 and 178; thence with said common boundary, South 83°12'23" East 150.00 feet to an iron rod; thence South 07°39'00" West 49.965 to an iron rod in the common corner of Lots 176 and 177; thence with the common boundary of Lots 176 and 177, North 83°12'23" West 150.00 to an iron rod in the east margin of 19th Avenue South; thence North 07°39'00" East 49.965 feet to the point of beginning, containing 7,454.2 square feet, or 0.171 acre, more or less.
>
> Being the same property conveyed to Mae L. Craddock, by deed from Billy Wayne Craddock, of record in Book 9691, page 140, Register Office for Davidson County, Tennessee.

This is improved property known as 812 19th Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple; that she has good right to sell and convey the same; and that the same is unencumbered, except as shown on **Exhibit A** attached hereto.

AND Grantor does further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10th day of March, 2000.

MAE L. CRADDOCK
By: Billy Wayne Craddock, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

AFFIANT

Subscribed and sworn to before me, this 10th day of March, 2000.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR 23, 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kenneth P. Ezell, Jr. a Notary Public in and for said County and State, Billy Wayne Craddock, 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 Attorney-in-Fact for Mae L. Craddock, the grantor of the foregoing instrument, and is authorized by such grantor [pursuant to a Limited Power of Attorney dated 3/9/00] to execute this instrument on behalf of such grantor.

WITNESS my hand, at office, this 10th day of March, 2000.

KENNETH P. EZELL, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires JAN. 25, 2003

EXHIBIT A

EXHIBIT A

Encumbrances

1. Real Property Taxes for the year 1999 in the amount of $3,419.14, have been paid. Real Property Taxes for the year 2000 and subsequent years are liens which are not yet due and payable. (Map & Parcel: 92-16-302)

2. All matters shown on the survey of the Property prepared by John M. Duffer, Tennessee Registered Land Surveyor No. 1431, prepared February 11, 2000.

3. All matters shown on the plan of record in Plan Book 1, page 81, Register's Office for Davidson County, Tennessee.