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This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Beaty & Housch, P.C.
214 Second Ave. North, Suite Two
Nashville, TN 37201

Instr:200004120036806 Page: 1 OF 2
REC'D FOR REC 04/12/2000 9:05:45AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $333.00

File No. 9900612

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Earl J. Porter, Jr. et al.,	(NAME) SAME	Map 93-2-3
(STREET ADDRESS) 214 Third Avenue North	(STREET ADDRESS)	Parcel 174
(City) (State) (Zip) Nashville TN 37201	(City) (State) (Zip)	

FOR AND IN CONSIDERATION *of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged,* DONALD D. HILDEBRAND *have this day bargained and sold, and do hereby transfer and convey unto the said* EARL J. PORTER, JR., PHILIP W. DUER, CHARLES R. NIEWOLD, MARY ARLINE EVANS AND STANLEY A. DAVIS *the Grantees herein, their (successors), heirs and assigns, that certain real estate in* Davidson *County, Tennessee, as follows:*

Land in the City of Nashville, Davidson County, Tennessee, being part of Lot No. 26 on the Plan of the Original Town of Nashville, not of record, and being shown on the Plan of the Foster property, marked "Store No. 214" on the east side of College Street, now Third Avenue North, the plan of said Foster property being of record in Book 161, page 38, Register's Office for said County and being described as follows:

Beginning at a point in the easterly margin of Third Avenue North, 59 feet 9 inches south of the southerly margin of Bank Alley, being the southwest corner of the property conveyed to C M. Hunt, Trustee, by deed of record in Book 675, page 132, said Register's Office; thence along Hunt's southerly line, easterly 107 feet, more or less, to the westerly margin of an alley; thence with the margin of said alley, southerly 21 feet 6½ inches to the northeast corner of the property decreed to G.W. Pyle, Trustee, by decree of record in Minute Book 77, page 361, of the Chancery Court at Nashville; thence along what was Pyle's northerly line, westerly 107 feet more or less, to the easterly margin of Third Avenue North; thence with the margin of said Avenue, northerly 21 feet 6 ½ inches to the beginning.

Being the same property conveyed to Donald D. Hildebrand by deeds, of record in Book 8380, page 512, Book 4405, page 405, and Book 4296, page 418, Register's Office for Davidson County, Tennessee, and by quitclaim deeds being recorded simultaneously herewith.

This is a conveyance of a twenty-two percent (22%) undivided interest, being all the interest that is titled in Donald D. Hildebrand.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Subscribed and sworn to before me this the 11th *day of* April, 2000

The actual consideration or value whichever is greater, for this transfer is $ 90,000.00

Charles R. Niewold
Affiant

My commission expires: 9/29/2001
(Affix Seal)

Kay B. Housch
Notary Public

K. B. HOUSCH NOTARY PUBLIC DAVIDSON COUNTY

This is improved property, known as 214 Third Avenue North, Nashville, Tennessee 37201

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 11th *day of* April, 2000, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

DONALD D. HILDEBRAND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* DONALD D. HILDEBRAND, *the within named 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* 11th *day of* April, 2000.

Notary Public

My Commission Expires: 9/29/2001

ENCUMBRANCES:

1. Taxes for 2000 and subsequent years, a lien, but not yet due and payable.
2. Easement for party walls in common with adjoining property owners.
3. Deeds of Trust of record in Book 8380, page 516, RODC, TN., and being recorded simultaneously herewith.