File Box 9B - First Title & Escrow Co., Inc.

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

File #99-1525

WARRANTY DEED

Instr:200005040044962 Page: 1 OF 3
REC'D FOR REC 05/04/2000 9:24:33AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1387.50

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Dunn a.k.a. David Ethan Dunn, Ann Wilson a.k.a. Ann Dunn Wilson, Margaret Goebel a.k.a. Margaret Dunn Goebel, John Steele a.k.a. John Gilbert Steele, Roy Steele a.k.a. Roy David Steele, and Susan McKinney Steele, a.k.a. Suda McKinney, Devisees under the Last Will and Testament of Harold E. Steele**, hereinafter called the **Grantors**, have bargained and sold, and by these presents does hereby transfer and convey unto **Gadsden III Partners, a Tennessee General Partnership,** hereinafter called the **Grantee**, Grantee's successors and assigns, those certain tracts or parcels of land in Davidson County, Tennessee, and as described as follows: **To Wit:**

See EXIBIT A Attached

Being the same property conveyed to Harold E. Steele and wife Ora Mai Steele by instrument of record in Book, 1945, Page238, Registers Office for said County, said Ora Mai Steele having predeceased said Harold E. Steele; and property conveyed to Harold E. Steele by instrument of record in Book 4417, page 81, Register's Office for said County. The said Harold E. Steele has subsequently died and devised said property to David Dunn, Miles Dunn, Ann Wilson, Margaret Goeble, John Steele, Roy Steele, and Susan McKinney Steele a.k.a. Suda McKinney By the Last Will and Testament of Harold E. Steele of record in Will Book 226, page 310, Probate Court for Davidson County, Tennessee. The said devisee Miles Dunn having died without spouse or issue after said Last Will and Testament was executed, and prior to the death of the said Harold E. Steele.

The property conveyed herein is subject to the rights of the public and easements reserved in Council Bill No. 78-823 recorded in the Davidson County Court Clerk's Office , and Property Taxes for the current year, which have been prorated between the parties hereto, and assumed by the Grantor.

This is improved property, known as: 2707 and 2709 Blakemore Ave., Nashville TN .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's successors or assigns, forever. Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors further covenant and bind Grantors, Grantors' heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's successors 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 THE EXECUTION HEREOF this 2ND day of May, 2000

David Ethan Dunn
David Dunn a.k.a. David Ethan Dunn
By: Joseph H Johnston, attn in fact
Joseph H. Johnston, Attorney-In-Fact

Ann Dunn Wilson
Ann Wilson a.k.a Ann Dunn Wilson
By: Joseph H Johnston, attn in fact
Joseph H. Johnston, Attorney-In-Fact

Margaret Dunn Goebel
Margaret Goebel a.k.a. Margaret Dunn Goebel
By: Joseph H Johnston, attn in fact
Joseph H. Johnston, Attorney-In-Fact

John Gilbert Steele
John Steele a.k.a. John Gilbert Steele
By: Joseph H Johnston, attn in fact
Joseph H. Johnston, Attorney-In-Fact

Roy David Steele
Roy Steele a.k.a. Roy David Steele
By: Joseph H Johnston, attn in fact
Joseph H. Johnston, Attorney-In-Fact

Suda McKinney
Susan McKinney Steele a.k.a Suda McKinney
By: Joseph H Johnston, attn in fact
Joseph H. Johnston, Attorney-In-Fact

State of Tennessee)
County of Davidson)

On this, the 2ND day of May, 2000, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Joseph H. Johnston as Attorney in Fact for the Grantors David Dunn a.k.a. David Ethan Dunn, Ann Wilson a.k.a.Ann Dunn Wilson, Margaret Goebel a.k.a. Margaret Dunn Goebel, John Steele a.k.a. John Gilbert Steele, Roy Steele a.k.a. Roy David Steele, and Susan McKinney Steele a.k.a. Suda McKinney, the within named bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed of the said within named bargainor(s) and Grantors, as their Attorney in Fact..

Notary Public

My Commission Expires: _____

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 375,000.00.**

Affiant

Sworn and subscribed before me on this the 2ND day of May, 2000.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Gadsden III Partners	**SAME**	**104-2-257 & 258**
6025 Jocelyn Hollow Rd.		
Nashville, TN 37205		

Exhibit "A"

A tract or parcel of land located in Davidson County, Tennessee, more particularly described according to the survey of Steven D. Delle, R.L.S. No. 1710, dated May 2, 2000, as follows:

Beginning at an iron rod situated in the southerly margin of Blakemore Avenue, said point being the northeast corner of the Natchez Trace Church of Christ property of record in Book 4837, page 399, Register's Office for Davidson County, Tennessee.

Thence, along said road, South 85 degrees 09 minutes 37 seconds, East, a distance of 61.42 feet to an iron rod;

Thence, along said road, South 85 degrees 19 minutes 25 seconds East, a distance of 50.01 feet to an iron rod;

Thence, leaving said road, South 03 degrees 18 minutes 24 seconds West, a distance of 242.06 feet to an iron rod situated in the northerly margin of Alley No. 801;

Thence, along said alley, North 86 degrees 38 minutes 23 seconds West, a distance of 111.36 feet to an iron rod;

Thence, leaving said alley, North 03 degrees 18 minutes 00 seconds East, a distance of 244.80 feet to the point of beginning and containing 27,108.012 square feet or 0.622 acres of land more or less.