THIS INSTRUMENT PREPARED BY:
Franklin A. Berryman, Esq.
Waller Lansden Dortch & Davis
A Professional Limited Liability Company
511 Union Street, Suite 2100
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $160,400.

John Z. Heidelberg
Affiant

Subscribed and sworn to before me, this 3 day of MAY 2000.

John P Faust
Notary Public

My Commission Expires:
My Commission Expires OCT. 25, 2003

Instr:200005050045651 Page: 1 OF 4
REC'D FOR REC 05/05/2000 1:42:59PM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $593.48

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ADDRESS OF NEW OWNER: SEND TAX BILL TO: MAP-PARCEL NO.

JOHN HEIDELBERG
110 HARRIS STREET, APT K-4
GOODLETTSVILLE, TN 37072

SAME

Map 71-10
Parcel 27

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Phoenix of Nashville, Incorporated, a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto John Heidelberg, a resident of Goodlettsville, Tennessee ("Grantee"), the heirs, representatives, successors and assigns of Grantee, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

See attached Exhibit A

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise

appertaining to Grantee, the heirs, representatives, successors and assigns of Grantee, forever.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, the heirs, representatives, successors and assigns of Grantee, against the lawful claims of all persons whomsoever (other than claims arising out of the matters set forth on Exhibit B attached hereto). All exhibits referred to herein are attached hereto and incorporated herein by reference. 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of April, 2000.

PHOENIX OF NASHVILLE, INCORPORATED

By: _____

Name: DAVID DICKEY

Title: Vice President / Member

STATE OF ~~TENNESSEE~~ Georgia)

COUNTY OF ~~DAVIDSON~~ FULTON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared DAVID DICKEY, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be VICE PRESIDENT of PHOENIX OF NASHVILLE, INCORPORATED, the within named bargainor, a ~~corporation~~; and that he, as such VICE PRESIDENT being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the ~~corporation~~ by himself as such VICE PRESIDENT.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17 day of April, ~~199~~ 2000.

_____

Notary Public

My Commission Expires: 2/19/02

NOTARY PUBLIC, Fulton County, Georgia
My Commission Expires February 19, 2002

EXHIBIT A

Description of the Real Property

Tract I:

Land in Davidson County, Tennessee, being Lots Nos. 5, 6 and part of Lot No. 7 in Utley's Plan of Lots, Brooklyn, as of record in Book 21, Page 14, Register's Office for said County, also Lots Nos. 6 and 12 inclusive in the subdivision of Lot No. 7 of J. T. Utley's Plan, as of record in Book 57, page 139, Register's Office for said County, described together according to a survey made by Z. J. Wilkerson, Surveyor, April 21, 1943, as follows:

BEGINNING in the center of Brick Church Pike, the corner of Lots Nos. 4 and 5 on said first mentioned plan; thence with the center of said Pike, north 9 degrees west 374 feet; thence north 85 degrees 45' west, with the southerly line of Lots Nos. 1, 14 and 13 and passing a 12 foot alley 320 feet to a stake at the southeast corner of Lot No. 12; thence with the westerly line of Lot No. 13 and crossing Read Avenue north 0 degrees 45' east 145 feet to a stake at the corner of Lots Nos. 6 and 7; thence with the northerly margin of Read Avenue and the southerly line of Lot No. 6, south 88 degrees 45' east 50 feet to a stake at the corner of Lots Nos. 5 and 6; thence with the line between Lots Nos. 5 and 6, north 0 degrees 45' east 120 feet to a fence corner in Stevenson's southerly line; thence north 88 degrees 45' west 634.5 feet to a stake 7 feet east of fence corner in Brown's southerly line, south 56 degrees 30' west 278 feet to a stake; thence with a wire fence, south 2 degrees 30' west 429 feet to the northwest corner of Lot No. 4; thence with a line between Lots Nos. 4 and 5 and a fence, south 85 degrees 45' east 1212 feet to the beginning, containing 14.2 acres, including but excluding therefrom that part of said property conveyed to J. P. W. Brown by deed from J. R. Allen and wife, of record in Book 469, page 293, said Register's Office.

Also included herewith is that part of Read Avenue, now abandoned, lying with the bounds of the property, as set forth in Metropolitan County Council Bill No. 70-1132.

Being the same property conveyed to Phoenix of Nashville, Incorporated, a Tennessee corporation, by deed from Rounsaville of Nashville, Incorporated, a Tennessee corporation, of record in Book 5602, page 187, said Register's Office.

EXHIBIT B

1. Covenants, restrictions, rights-of-way and other matters affecting the real property which are of record in Davidson County, Tennessee, including but not limited to: an Easement to Nashville Gas Company of record in Book 2137, page 211; an Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 4015, page 33; and an Easement and other rights retained by Metropolitan Government of Nashville as set out in Metropolitan County Council Bill No. 70-1132;

2. Rights of the public in streets and highways adjoining the real property;

3. Zoning and building laws, ordinances, rules, resolutions and regulations;

4. Ad valorem real estate taxes and assessments for public improvements which are not delinquent; and

5. Easements, rights-of-way, encroachments, boundary line disputes and other matters which would be disclosed by an accurate survey and inspection of the real property.

WAS1 #812001 v1