Box 2

Instr:200006010054631 Page: 1 OF 3
REC'D FOR REC 06/01/2000 2:08:59PM
RECORD FEE: $15.00
T. TAX: $0.00 T. TAX: $2497.50

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**George V. Crawford, Jr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>230 Fourth Avenue, North<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $675,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 26th day of May, 2000.<br><br>Notary Public<br><br>My Commission Expires: 5-28-00 |

CATHERINE R. TICE NOTARY PUBLIC AT LARGE DAVIDSON CO.

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Greg Perrone, Trustee<br>109 Westpark Drive<br>Nashville, TN | SAME | 116-10-0-032<br>BM 06310 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALLEN D. LENTZ AND WIFE, ELIZA B. LENTZ**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **GREG PERRONE, TRUSTEE, with full power to mortgage, sell, transfer and convey without the joinder of any beneficiary**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being described as follows:

TRACT I:
Being part of Lot No. 3 on the Map of First Belle Meade Subdivision, of record in Book 332, pages 88 and 89, of the Register's Office for said County, and described as follows:

Beginning at a point in the north margin of Jackson Boulevard at the southwest corner of a part of said lot conveyed to Thelma Price Bramblett, by deed from Charles G. Matthews, of record in Book 1132, page 576, Register's Office for said County; thence with the margin of said Bramblett lot northerly 200 feet to a point; thence westerly 87 feet to a point; thence southerly 200 feet to the northerly margin of Jackson Blvd.; thence with the margin of same easterly 87 feet to the point of beginning.

TRACT II:
Being part of an unnumbered lot lying south of Lots "A" and "B" on the Map showing the survey of a part of the Brandon lot, and parts of Lots Nos. 28 and 29, Berkeley Hills Subdivision and Clarendon Avenue extended, of record in Book 547, page 195, Register's Office for said County, and described as follows: Beginning at a point in the north margin of Jackson Boulevard at the southeast corner of the property conveyed to W. W. Dillon, Jr., by deed of record in Book 777, page 362, said point being marked on said Map "Dillon's Corner", thence North 31 deg. 50 min. west along what was Dillon's east line, 202.5 feet to the south corner of Lot "A" on said Plan; thence with the line of the same North 65 deg. 05 min. East (actual field measurement being North 68 deg. 05 min. East) 121 feet to a point in the south line of Lot "B" at the northwest corner of the property conveyed to Chas. G. Matthews and wife, by deed of record in Book 716, page 644, said Register's Office; thence along Matthews' westerly line southerly 200 feet to the north margin of Jackson Boulevard; thence with the margin of the same westerly 88 feet to the beginning.

Being the same property conveyed to Allen D. Lentz and wife, Catherine H. Lentz by deed from Joe Saperstein, Executor and Joseph Donald Wood, Trustee, of record in Book 5083, page 916, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 5159, page 945, Register's Office for said County, title was vested in Allen D. Lentz. By quitclaim deed of record in Book 9263, page 338, Register's Office for Davidson County, Tennessee, title was vested in Allen D. Lentz and wife, Eliza B. Lentz.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

This is improved property known as 300 Jackson Blvd., Nashville, TN 37205.

**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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

**WITNESS** my hand this 26th day of May, 2000.

Allen D. Lentz

By: _____
George V. Crawford, Jr., Attorney-in-fact

Eliza B. Lentz

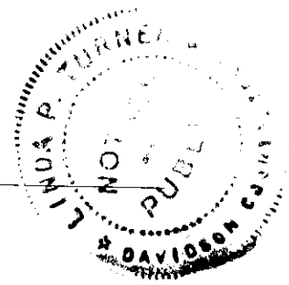
By: _____
George V. Crawford, Jr., Attorney-in-fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE V. CRAWFORD, JR.**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact,** of the makers or a constituent of the makers and is authorized by the makers or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers.

**WITNESS** my hand, at office, this 26th day of May, 2000.

Linda P. Turner
Notary Public




My Commission Expires: 3/23/02