39-B

This Instrument Prepared By
and Returnable to:
WYATT, TARRANT & COMBS (JFS)
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(615) 244-0020

Instr:20000601005467O Page: 1 OF 2
REC'D FOR REC 06/01/2000 2:43:36PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $851.00

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
Stephens Dudley **923 Lynnwood Boulevard** **Nashville, TN 37205**	Southeasteen Mortgage of Tennessee 115 29th Ave., South Nashville, TN 37212	**130-11-0 024.00**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **Broadway Properties, L.P.**, a Tennessee limited partnership ("Grantor"), has bargained and sold and does hereby transfer and convey unto **Stephens Dudley**** ("Grantee"), his heirs and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

** also being B. Stephens Dudley,

Being Lot No. 3 on the Resubdivision of Lots 1-3, 8, 40-43 of the Revised Plat of the New Golf Club Subdivision, as of record in Book 6900, page 539, Register's Office for Davidson County, Tennessee, a revision of the Revised Plat of the New Golf Club Subdivision of record in Book 421, page 185, said Register's Office, being part of Lot No. 11 on the original plan of said property, as of record in Book 421, page 104, said Register's Office.

Being part of the property conveyed to Grantor by Warranty Deed of record in Book 10492, page 441, said Register's Office.

This is improved property known as 923 Lynnwood Boulevard, Nashville, Tennessee 37205.

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

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except for (1) 2000 real estate taxes which have been prorated and Grantee agrees to assume, (2) Easement for sewers of record at Book 5787, page 460, said Register's Office; and (3) all matters shown on the plat of record in Book 421, page 185, and revised in Book 6900, page 539, said Register's Office.

AND Grantor does further covenant and bind itself, its 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 31st day of May, 2000.

BROADWAY PROPERTIES, L.P.

By: TGFT, INC.,
a General Partner

By: _____
Harlan D. Hallett, its Authorized Agent,

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $230,000.00.

_____
AFFIANT

Subscribed and sworn to before me, this 31st day of May, 2000.

_____
NOTARY PUBLIC

My Commission Expires:

My Commission Expires JULY 27, 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county aforesaid, the within named **Harlan Hallett**, 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, and who further acknowledged that he is the authorized agent of TGFT, Inc., a general partner of **Broadway Properties, L.P.**, a Tennessee limited partnership, the within named bargainor, and that he as such authorized agent is authorized to execute this instrument on behalf of the limited partnership.

WITNESS my hand and seal, at office, this 31st day of May, 2000.

_____
NOTARY PUBLIC

My Commission Expires:

My Commission Expires JULY 27, 2002

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