THIS INSTRUMENT PREPARED BY:

David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

PICK-UP

Name and Address of New Owner: **Lynn S. Ellsworth** **5042 Thoroughbred Lane** **Brentwood, TN 37027**	Instr:20000714006994 6 Page: 1 OF 3 REC'D FOR REC 07/14/2000 4:04:32PM RECORD FEE: $15.00 M. TAX: $0.00 T. TAX: $1998.00
Send Tax Bills to: **New owner**	
Property Address: **3012-3014 Hedrick Street** **Nashville, TN 37205**	**Map and Parcel Numbers:** 104-02-304.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT C. LINEBERGER AND WIFE, ANNE M. LINEBERGER, (GRANTORS)** have bargained and sold, and by these presents do transfer and convey unto **LYNN S. ELLSWORTH "GRANTEE"** his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT ATTACHED HERETO.

The conveyance of the above described parcel of land is subject to the following:

1. Any and all zoning regulations.

2. Building restrictions, setback lines, if any, and easements and rights of way for public utilities shown on the Plan of record in Book 11190, page 63. Register's Office for Davidson County, Tennessee.

3. Taxes for 2000, which have been prorated and assumed by Grantee.

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, his heirs and assigns forever; and Grantors do covenant with the said Grantee that they 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 Grantors do further covenant and bind themselves their 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 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 our hands this 14th day of July, 2000.

Robert C. Lineberger

Anne M. Lineberger

By: Robert C. Lineberger
Robert C. Lineberger, 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, the within named, Robert C. Lineberger, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained and who executed the foregoing instrument in behalf of Anne M. Lineberger, and acknowledged that he executed the same as the free act and deed of the said Anne M. Lineberger.

WITNESS my hand and seal at Nashville, Tennessee, this 14th day of July, 2000.

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE

Notary Public
My commission expires: 5/30/2004

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 12th day of July, 2000, before me personally appeared Robert C. Lineberger, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE

Notary Public
My commission expires: 5/30/2004

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $ 540,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of July, 2000.

Melissa A. Matthews
NOTARY PUBLIC

My commission expires: 3/29/03

MELISSA A. MATTHEWS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

Being a parcel of land in the First Civil District of Nashville, Davdison County, Tennessee, located on the northerly margin of Hedrick Street, between Thirtieth Avenue, North and Thirty-First Avenue, North and being Lot No. 1 as shown on the Consolidation Plat, 3014 Hedrick Street Office Building, as of record in Plat Book 11190, page 63, Register's Office for0 Davidson County, Tennessee, and being more particulary described according to a survey by William C. Cockrill, Tennessee, R.L.S., No. 1401, dated June 7, 2000, as follows:

Beginning at a point in the northerly margin of Hedrick Street, said point being the southwest corner of herein described tract.

Thence, leaving Hedrick Street with the easterly line of Horace Henley of record in Deed book 4721, page 308, Register's Office for Davidson County, Tennessee, North 33 degrees 12 minutes 26 secons West, 140.00 feet to a point in the southerly margin of a 15 foot alley, Number 601.

Thence,with said margin, north 56 degrees 40 minutes 43 seconds East, 100.00 feet to a point in the westerly margin of a 15 foot alley, Number 635.

Thence, with said margin, south 33 degrees 12 minutes 26 seconds East, 140.00 feet to a point in the northerly margin of Hedrick street;

Thence, with said margin, south 56 degrees 40 minutes 43 seconds West, 100.00 feet to the point of beginning, containing 14,000 square feet or 0.32 acres, more or less.

Being the same property conveyed to Robert C. Lineberger and wife, Anne M. Lineberger, by deed from Billy Potter and wife, Joyce P. Potter, as of record in Book 4469, page 508 and by deed from Sara Claire Rosenstein and husband, Clarence Rosenstein, as of record in Book 4749, page 429, Register's Office for Davidson County, Tennessee.