WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 485,000.00

Johnette Y. Fort
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 2000

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: April 28, 2004
(AFFIX SEAL)

Instr:200009020076233 Page: 1 OF 3
REC'D FOR REC 08/02/2000 9:15:22AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1794.50

THIS INSTRUMENT WAS PREPARED BY

CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHNETTE Y. FORT (NAME)	SAME (NAME)	MAP 41
3910 BRICK CHURCH PIKE (ADDRESS)	(ADDRESS)	PARCELS 99,
NASHVILLE, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	100, AND 104

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ELSA KNEWITZ AND HUSBAND, JOCHEN KNEWITZ

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHNETTE Y. FORT, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1: Land in the 10th and 12th Civil District of Davidson County, Tennessee, and being described in part according to a survey by John B. Rainey, Surveyor #823, dated October 6, 1977, and known as Job No. 77-344, as follows: BEGINNING at an iron pin in the westerly margin of Brick Church Pike, said iron pin being the southeast corner of this tract, being N 8 deg. 26' E 1525.0 feet from the north line of the Jerry Crecelius land of record in Deed Book 4451, page 519, Register's Office for Davidson County, Tennessee; thence leaving the margin of said Brick Church Pike, N 82 deg. 53' W 1349.80 feet to an iron pin; thence 8 deg. 26' E 200.00 feet to an iron pin; thence S 82 deg. 53' E 1349.80 feet to an iron pin on the westerly margin of aforesaid Brick Church Pike; thence with the margin of said Brick Church Pike S 8 deg. 26' W 200 feet to the point of beginning.

TRACT 2:
Land in the 12th Civil District of Davidson County, Tennessee, and being described according to a survey by John B. Rainey, Surveyor #823, dated October 6, 1977, and known as Job No. 77-344, as follows:

BEGINNING at an iron pin on the westerly margin of Brick Church Pike, said iron in being N 8 deg. 26' E 1/25.0 feet from the northeast corner of the Jerry Crecelius land of record in Deed Book 4451, page 519, Register's Office for Davidson County, Tennessee; thence leaving the margin of said Brick Church Pike N 82 deg. 53' W 1349.80 feet to an iron pin; thence S 8 deg. 26' W 200.00 feet to an iron pin; thence N 82 deg. 53' W 453.89 feet to an iron pin; thence N 8 deg. 26' E 300.00 feet to an iron pin; thence S 89 deg. 29' 04" E 1817.66 feet to an iron pin on the westerly margin of the aforesaid Brick Church Pike; thence with the margin of said Brick Church Pike and a slight curve to the

CONTINUED

unimproved ( )
This is improved (X) property, known as 3910 BRICK CHURCH PIKE, NASHVILLE, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 29th day of July, 2000

Elsa Knewitz
ELSA KNEWITZ

Jochen Knewitz
JOCHEN KNEWITZ

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 ELSA KNEWITZ AND HUSBAND, JOCHEN KNEWITZ

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE _____, Tennessee, this 29th day of July, 2000.

Commission expires April 28, 2004

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

LEGAL DESCRIPTION CONTINUATION

right having a radius of 942.80 feet, a distance of 74.02 feet to a point, thence continuing with the margin of said pike, S 8 deg. 26' W 235.0 feet to the point of beginning.

TRACT 3:
Land in the 10th and the 12th Civil District of Davidson County, Tennessee, and being described in part according to a survey by John B. Rainey, Surveyor, #823, dated October 6, 1977, and known as Job No. 77-344, as follows:

BEGINNING at an iron pin in the westerly margin of Brick Church Pike, said iron pin being N 8 deg. 26' E 1325.0 feet from the northeast corner of the Jerry Crecelius land of record in Deed Book 4451, page 519, Register's Office for Davidson County, Tennessee; thence leaving the margin of said Brick Church Pike, N 82 deg. 53' W 1349.80 feet to an iron pin; thence N 8 deg. 26' E 200.0 feet to an iron pin; thence S 82 deg. 53' E 1349.80 feet to an iron pin on the westerly margin of the aforesaid Brick Church Pike; thence with the margin of said Pike S 8 deg. 26' W 200 feet to the point of beginning.

Being the same property conveyed to ELSA KNEWITZ by Deed of record in Book 10226, page 450, Register's Office for Davidson County, Tennessee.

JOCHEN KNEWITZ joins in this conveyance for the purpose of conveying any right, title or interest, which he may have, marital or otherwise, in and to subject property.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

Elsa Knewitz

Jochen Knewitz