Box 28

00070124

OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

Instr:20000816008104B Page: 1 OF 3
REC'D FOR REC 08/16/2000 9:09:52AM
RECORD FEE: $15.00
T. TAX: $0.00 T. TAX: $1054.50

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF August 2000

NOTARY PUBLIC

My Commission expires: 9/28/2002

THIS INSTRUMENT PREPARED BY:
Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
RICHARD MANSON, TRUSTEE (NAME)	SAME (NAME)	92-3-39,40,41,42
1319 Fifth Ave., N. (ADDRESS)	(ADDRESS)	
Nashville, TN 37208-2726 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JEFFERSON PROPERTIES, A PARTNERSHIP COMPOSED OF HARVEY HOSKINS, HAROLD THOMPSON AND GIBSON JOHNSON, JR.

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

RICHARD MANSON, TRUSTEE

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

This is unimproved ( ) improved (X) property, known as 2013 - 2019 Jefferson Street - Nashville, TN 37208
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 15th day of August, 2000.

JEFFERSON PROPERTIES

BY: Harvey E. Hoskins
HARVEY HOSKINS, PARTNER

HAROLD THOMPSON, PARTNER

GIBSON JOHNSON, JR., PARTNER

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____
_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____
_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____
_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of DAVIDSON }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared HARVEY HOSKINS, HAROLD THOMPSON AND GIBSON JOHNSON, JR., with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged themself to be the Partners of JEFFERSON PROPERTIES the within named bargainor, a corporation (or partnership), and that they as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by them self as such officer (or partner).

Witness my hand and official seal at office this 15th day of August, 2000

My Commission expires:
9/28/2002

Jo Ann Smith
Notary Public

Order No. 00070124

Exhibit "A"

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 12 in Jewett's Subdivision of Lot No. 3 of the Harding Lytle Tract of record in Book 57, page 67, Register's Office of Davidson County, Tennessee.

Said Lot fronts 50 feet on the south side of Jefferson Street, and runs back parallel lines 182 feet.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 13 in Jewett's Subdivision of Lot No. 3 of the Harding Lytle Tract, plan of which is of record in Book 57, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts fifty (50) feet on the south side of Jefferson Street, and runs back between parallel lines one hundred eighty two (182) feet to an alley.

TRACT 3:

Land in Davidson County, Tennessee, being Lot No. 14 in Jewett's Subdivision of Lot No. 3 of the Harding Lytle Tract, a plan of which subdivision is of record in Book No. 57, page 67 of the Register's Office of Davidson County, Tennessee.

Said lot fronts 50 feet on the south side of Jefferson Street and extends back southerly between parallel lines 182 feet, more or less, to an alley.

TRACT 4:

Land in Davidson County, Tennessee, being Lot No. 11 and the Easterly 20 feet of Lot No. 10 on the Map of Jewett's Subdivision of Lot No. 3 of the Elizabeth Harding Plan, as of record in Book 57, page 67, Register's Office for said County.

Said Lot No. 11 and part of Lot No. 10 front together 70 feet on the southerly side of Jefferson Street and extend back between parallel lines 182 feet to an alley.

Being the same properties conveyed to Jefferson Properties, a partnership, by deed from the Z Group, a partnership composed of Elisha Richardson, Edward P. Crump, Jr., Lewis E. Watkins, N. Horace Mann, Jr. and Gibson Johnson, Jr., of record in Book 7953, page 704, Register's Office for Davidson County, Tennessee.

Also being the same properties conveyed to Jefferson Properties, a partnership composed of Harvey Hoskins, Harold Thompson, and Gibson Johnson, Jr. by quitclaim deed from John Turner of record in Book 9052, page 923, said Register's Office.