This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Beaty & Housch, P.C.
214 Second Ave. North, Suite Two
Nashville, TN 37201

Instr:200008290085093 Page: 1 OF 2
REC'D FOR REC 08/29/2000 9:44:32AM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $227.00

FILE NO: 200374
Box 48B

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(Name) **John W Nolan III et al**	(Name) Same	Map 93-2-3
(Street Address) 214 Third Ave. North	(Street Address)	Parcel 174
(City) Nashville (State) Tennessee (Zip) 37201	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration including Grantees' assumption of Grantor's responsibility to pay indebtednesses evidenced by Deeds of Trust of record in Book 8380, page 516, and in Instrument #200004120036807, Register's Office, Davidson County, Tennessee, all accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **PHILIP W. DUER, as to a fifteen percent (15%) undivided interest,** has this day bargained and sold, and does hereby transfer and convey unto the said **JOHN W. NOLAN III, EARL J. PORTER JR., CHARLES R. NIEWOLD, MARY ARLINE EVANS and STANLEY A. DAVIS, each a three percent (3%) undivided interest,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the City of Nashville, Davidson County, Tennessee, being part of Lot No. 26 on the Plan of the Original Town of Nashville, not of record, and being shown on the Plan of the Foster property, marked "Store No. 214" on the east side of College Street, now Third Avenue North, the plan of said Foster property being of record in Book 161, page 38, Register's Office for said County and being described as follows:

Beginning at a point in the easterly margin of Third Avenue North, 59 feet 9 inches south of the southerly margin of Bank Alley, being the southwest corner of the property conveyed to C M. Hunt, Trustee, by deed of record in Book 675, page 132, said Register's Office; thence along Hunt's southerly line, easterly 107 feet, more or less, to the westerly margin of an alley; thence with the margin of said alley, southerly 21 feet 6½ inches to the northeast corner of the property decreed to G.W. Pyle, Trustee, by decree of record in Minute Book 77, page 361, of the Chancery Court at Nashville; thence along what was Pyle's northerly line, westerly 107 feet more or less, to the easterly margin of Third Avenue North; thence with the margin of said Avenue, northerly 21 feet 6 ½ inches to the beginning.

This is a conveyance of a fifteen percent (15%) undivided interest, being all the interest that is titled in Philip W. Duer.

Being the same property conveyed to Philip W. Duer by deeds of record in Book 5494, page 362; Book 7080, page 220; Book 8380, page 512; Book 9927, page 471; Instrument #200004120036808; Instrument #200004120036806; Instrument #200004120036805; and Instrument #200004120036804, Register's Office, Davidson County, Tennessee.

Pamela Duer, wife of Philip W. Duer, joins in the execution of this deed for the purpose of conveying any interest she has in the above-described property, if any.

John W. Nolan III, Earl J. Porter Jr., Charles R. Niewold, Mary Arline Evans, and Stanley A. Davis, Grantees herein, join in the execution of this Warranty Deed to evidence their assumption of the above-referenced indebtednesses.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $61,350.00.

Subscribed and sworn to before me this the 24th day of August, 2000.

Affiant

My commission expires: 9/29/2001
(Affix Seal)

Notary Public

This is improved property, known as 214 Third Avenue North, Nashville TN 37201.

Upon recording of this instrument, the interest of each respective Grantee will be as follows: John W. Nolan III, a twenty-eight percent (28%) undivided interest; Earl J. Porter Jr., an eighteen percent (18%) undivided interest; Charles R. Niewold, an eighteen percent (18%) undivided interest; Mary Arline Evans, an eighteen percent (18%) undivided interest; and Stanley A. Davis, an eighteen percent (18%) undivided interest.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 24th day of August, 2000,

Philip W. Duer

Pamela Duer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PHILIP W. DUER and wife, PAMELA DUER,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 24th day of August, 2000.

Notary Public
My commission expires: 9/29/2001

Encumbrances:

1. Real property taxes for 2000 and subsequent years, a lien, but not yet due and payable.
2. Easement for party walls for use in common with owners of attached and appurtenant improvements.
3. Deed of Trust of record in Book 8380, page 516, Register's Office for Davidson County, Tennessee, securing $40,000.00 promissory note payable to Norman Lane.
4. Deed of Trust of record in Instrument #200004120036807, Register's Office for Davidson County, Tennessee, securing promissory notes payable in the total amount of $60,000.00 to John D. Hildebrand.

Witness our hand this 24th day of August, 2000.

John W. Nolan III

Earl J. Porter Jr.

Charles R. Niewold

Mary Arline Evans

Stanley A. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John W. Nolan III, Earl J. Porter Jr., Charles R. Niewold, Mary Arline Evans and Stanley A. Davis** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of August, 2000.

Notary Public
My Commission Expires: 10/26/02