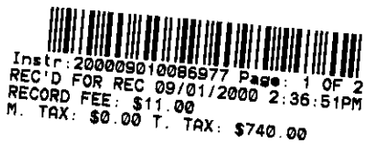
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value (whichever is greater) is $200,000.00.



Nancy J. Griswold
Affiant

Subscribed and sworn to before me, this 1st day of September, 2000.

Notary Public

My Commission Expires: 7-27-2001

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
95 White Bridge Road, Suite 312
Nashville, TN 37205

ADDRESS NEW OWNERS:	SEND TAX BILL TO:	MAP-PARCEL NOS:
Family Trust u/w/o John G. Junius Nancy J. Griswold, Trustee 2400 Hemingway Drive Nashville, TN 37215	Same	117-04-006.00

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Nelson L. Griswold III and wife, Elizabeth Durrett Griswold**, (collectively the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Family Trust u/w/o John G. Junius, Nancy J. Griswold, Trustee**, the Grantee herein, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the west half of Lot No. 239 on the Plan of Belmont Land Company's Plan called "Belmont Heights" of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Corrine G. Junius and Nancy Junius Griswold, as joint tenants with right of survivorship, by Warranty Deed from Bessie Mai Watkins, a widow, of record in Book 4700, page 43, Register's Office of Davidson County, Tennessee; the said Corinne G. Junius having since died leaving Nancy Junius Griswold as the surviving sole tenant. Also being the same property in which a one-half undivided interest was conveyed to Nelson L. Griswold III by Quitclaim Deeds from Nelson L. Griswold, Jr., and wife, Nancy Junius Griswold, of record in Book 8511, page 701, and Book 8530, page 560, Register's Office of Davidson County, Tennessee, and conveyed to Nelson L. Griswold III and wife, Elizabeth Durrett Griswold, to create a tenancy by the entirety, by Quitclaim Deed from Holly Hofstetter, Trustee of record in Book 8555, page 399, in said Register's Office; and the same property in which an additional one-fourth undivided interest was conveyed

to Nelson L. Griswold III and wife, Elizabeth Durrett Griswold, by Quitclaim Deed from Nelson L. Griswold, Jr., and wife, Nancy Junius Griswold, of record in Book 9514, page 330, in said Register's Office. Also being the same property in which a one-fourth undivided interest was conveyed to Nelson L. Griswold III and wife, Elizabeth Durrett Griswold, by Quitclaim Deed form Nelson L. Griswold, Jr. and wife, Nancy Junius Griswold, of record in Book 11082, page 386, in said Register's Office. Also being the same property conveyed to Nelson L. Griswold III and wife, Elizabeth Durrett Griswold by Quitclaim Deed from Nelson L. Griswold III of record in Book 11082, page 388, in said Register's Office.

This conveyance is made subject to:

1. Taxes for 2000: A lien, but not yet due or payable.

2. Subject to all matters shown on the Plan of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

This is improved property known as 1718 Sweetbriar Avenue, Nashville, Tennessee 37212.

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, its successors and assigns forever. And the undersigned, does 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, except as noted above.

And we do further covenant, warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand this 1 day of September, 2000.

Nelson L. Griswold III

Elizabeth Durrett Griswold

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 **Nelson L. Griswold III and wife, Elizabeth Durrett Griswold**, the 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 Nashville, Tennessee, this 1st day of September,

NOTARY PUBLIC

My Commission Expires: 7-28-2001