Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/18/00 14:23 2pgs
Fees:11.00 Taxes:1202.50

20000918-0092621

39-B
File #00-1361

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eric L. Stengel, and spouse, Susan Claudia Knauer Stengel**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **K. Danforth Ely, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 109, the northerly part of Lot No. 198, part of Brighton Avenue, now closed and part of a 50 feet unnamed street, once known as Sixth Street lying between Lots Nos. 109 and 198 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract of record in Book 421, Page 102 and 103, Register's Office for said County.

Said property fronts 100 feet on the easterly margin of Lynwood Boulevard and extends back 260.1 feet on the southerly line and 254 feet more or less on the northerly line to a line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Eric L. Stengel and spouse, Susan Claudia Knauer Stengel by deed of record in Book 8974, Page 565, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 510 Lynwood Boulevard, Nashville TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 15th day of September, 2000.

Eric L. Stengel

Susan Claudia Knauer Stengel

State of Tennessee)
County of Davidson)

On this 15th day of September, 2000, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Eric L. Stengel and Susan Claudia Knauer Stengel, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2001

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 325,000.00.

K. Danforth Ely
Affiant

Sworn and subscribed before me on this the 15th day of September, 2000.

Notary Public

My Commission Expires: 9-29-2001

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

NEW OWNER:
K. Danforth Ely
510 Lynwood Boulevard
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
OWNER

TAX MAP-PARCEL #:
130-3-85