File in Box No. 19 B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/27/00 12:20 3pgs
Fees:15.00 Taxes:29.60

20000927-0095675

STATE OF TENNESSEE #00-9-35-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 8,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF September

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PT DEVELOPMENT, LLC (NAME)	PT DEVELOPMENT, LLC (NAME)	MAP 091-08
414 Union Street, 6th Floor (ADDRESS)	TN 1-100-06-23 414 Union St., 6th Floor (ADDRESS)	PARCEL 315
Nashville, TN 37239 (CITY) (STATE) (ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	FB #12w-06608

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, SADIE BRADEN, MATTIE M. McCUTCHION, TOMMY LEE BRADEN, CHARLES A. BRADEN, BETTY BRADEN CORRETHERS, ROBERT P. BRADEN, AND ELZA BRADEN, JR., HEIRS AT LAW OF * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PT DEVELOPMENT, LLC

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:

LAND in Davidson County, Tennessee, being the Southerly 20 feet of Lot No. 4 and all of Lot No. 5 of Block "R" on the Map of the Subdivision of parts of Lots Nos. 19 and 20, Clifton Plan, called Plan No. 3 of West Nashville, not of record, and more particularly described as follows:

BEGINNING on the Westerly margin of 40th Avenue North, formerly Clifton Avenue, at a point 100 feet South of the southerly margin of Michigan Avenue; thence, westerly 115 feet to the easterly margin of an alley; thence, with said alley southwardly 50 feet to the corner of Lots Nos. 5 and 6; thence, with the line between said two lots eastwardly 115 feet to the westerly margin of 40th Avenue North; thence, with said avenue northwardly 50 feet to the BEGINNING.

BEING the same property conveyed to Elza Braden and wife, Alberta S. Braden, by Deed from Clarence Preston and wife, Bertha Preston, of record in Book 3097, Page 472, Register's Office for Davidson County, Tennessee. The said Elza Braden and Alberta S. Braden having since died and Alberta S. Braden having predeceased Elza Braden. The said Sadie Braden, Mattie M. McCutchion, Tommy Lee Braden, Charles A. Braden, Betty Branden Correthers, Robert P. Braden and Elza Braden, Jr., being the Sole Surviving Heirs-At-Law of Elza Braden, Deceased.

CONTINUED

unimproved ( )
This is improved (X) property, known as 815 40th Avenue North, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

* ELZA BRADEN, DECEASED.

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 25th day of September, 2000.

SEE ATTACHED SIGNATURE PAGE

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

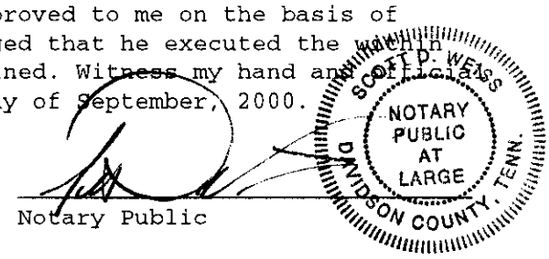
Josephine Braden spouse, of the above named Robert F. Braden, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

Rochelle Braden spouse, of the above named Elza Branden, Jr., joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS instrument is being executed in behalf of Sadie Braden, Mattie M. McCutchion, Tommy Lee Braden, Charles A. Braden, Betty Braden Correthers, Robert P. Braden and wife, Josephine Braden, and Rochelle Braden, pursuant to a Power of Attorney executed by same on the 6th day of September, 2000, and being filed for record simultaneously herewith.

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 Elza Braden, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 25th day of September, 2000.

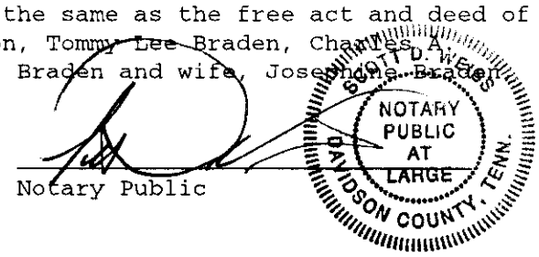


My Commission Expires: 5/28/03

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of September, 2000, before me personally appeared Elza Braden, Jr., to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Sadie Braden, Mattie M. McCutchion, Tommy Lee Braden, Charles A. Braden, Betty Braden Correthers, Robert P. Braden and wife, Josephine Braden, and Rochelle Braden, and acknowledged that he executed the same as the free act and deed of the said Sadie Braden, Mattie M. McCutchion, Tommy Lee Braden, Charles A. Braden, Betty Braden Correthers, Robert P. Braden and wife, Josephine Braden, and Rochelle Braden.



My Commission Expires: 5/28/03

Notary Public

"SELLERS"

"HEIRS AT LAW OF THE ESTATE OF ELZA BRADEN, DECEASED"

Sadie Braden, as Heir-at-Law
By: Elza Braden, Jr., Attorney-in-Fact

Mattie M. McCutchion, as Heir-at-Law
BY: Elza Braden, Jr., Attorney-in-Fact

Tommy Lee Braden, as Heir-at-Law
By: Elza Braden, Jr., Attorney-in-Fact

Charles A. Braden, as Heir-at-Law
By: Elza Braden, Jr., Attorney-in-Fact

Betty Braden Correthers, as Heir-at-Law
By: Elza Braden, Jr., Attorney-in-Fact

Robert P. Braden, as Heir-at Law
By: Elza Braden, Jr., Attorney-in-Fact

Elza Braden, Jr., as Heir-at-Law