BOOK 16

#2150725.1 10/26/00
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
GAW Properties of Tennessee, LLC **3606 Hampton Avenue** Nashville, TN 37215	Same	Map 103-4 Parcel 253

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM M. FRANKLIN and BETTY F. SHOCKLEY, Heirs-at-law of Ila Franklin, deceased ("Grantors") have bargained and sold, and by these presents transfer and convey unto GAW PROPERTIES OF TENNESSEE, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lots No. 3 and 4 of Block 29 on the Map of a part of Sylvan Park, as of record in Book 332, page 104, Register's Office for said County.
>
> Said Lots No. 3 and 4 front together 100 feet on the southerly side of Colorado, formerly 9th Avenue, and run back between parallel lines 160 feet to an alley.
>
> Being the same property conveyed to William Henry Franklin and wife, Ila Franklin by deed recorded in Book 4496, page 285, Register's Office for Davidson County, Tennessee. William Henry Franklin having predeceased Ila Franklin. Ila Franklin having since died. Property now vested in William M. Franklin and Betty F. Shockley, as sole heirs-at-law of Ila Franklin, deceased.
>
> The source of this description is the prior deed.
>
> This is improved property known as 4407 Colorado Avenue, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. 2001 taxes, a lien which is not yet due and payable.

2. All matters shown on Plat recorded in Book 332, page 104, Register's Office for Davidson County.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS our hands this 1st day of November, 2000.

William M. Franklin
WILLIAM M. FRANKLIN

Davidson County DEEDWARR
Recvd: 11/01/00 15:02 2pgs
Fees:11.00 Taxes:672.94
20001101-0108544

Betty F. Shockley
BETTY F. SHOCKLEY

Robert M. Shockley, husband of Betty F. Shockley, joins in this conveyance to convey any interest he may have.

Robert M. Shockley
ROBERT M. SHOCKLEY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, William M. Franklin, Betty F. Shockley and Robert M. Shockley, 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, at office, this 1st day of November, 2000.

Notary Public

My Commission Expires: May 30, 2004

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $181,875.00.

Jeff Manford Home Properties of Tennessee LLC
Affiant

Sworn to and subscribed before me this 1st day of November, 2000.

Notary Public

My Commission Expires: May 30, 2004