RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39422

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/08/00 13:46 2pgs
Fees:11.00 Taxes:1572.50

20001208-0121181

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2000

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

My Commission Expires SEPT. 28, 2002

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Turtle Realty, LLC	New Owner	93-5-4-32
3939 Woodlawn Dr		
Nashville, TN, 37205		

FOR AND IN 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, I/WE,
Joseph A. Daugherty and Connie A.Daugherty

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Turtle Realty, LLC a Tennessee Limited Liabilty Corporation

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 part of Lot No. 151 on the Original Plan of the town of Nashville, not of record, described as follows:
Beginning on the easterly margin of 8th Avenue North, formerly Spruce Street, as widened, at a point 85 feet 8.2 inches, more or less, north of the northerly margin of Commerce Street, said point being the northwest corner of the property conveyed to M. S. and L. Lebeck by deed from Robert Vaughn, Clerk and Master of record in Book 452, Page 404, Register's Office for said county; thence with the easterly margin of said Avenue, northwardly 71 feet, more or less, to the southwest corner of the Robert's property; thence with said Robert's southerly line eastwardly 160 feet, more or less, to the westerly margin of an alley; thence with said alley southwardly 71 feet, more or less, to the northeast corner of said Lebeck's property; thence with Lebeck's northerly line westwardly 160 feet, more or less, to the beginning.

Being the same property conveyed to Joseph A. Daugherty and wife, Connie A. Daugherty by Quitclaim Deed from Michael Condray as to a 10% interest undivided, of record in Book 11753, page 170, Register's Office for Davidson County, Tennessee and being the same property conveyed to Joseph A. Daugherty and wife, Connie A. Daugherty (undivided 90%) and Michael Condray (10%) by deed from NationsBank of Tennessee N.A., et al, of record in Book 10465, Page 465, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 162 8th Ave North, Nashville, TN 37203

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/our hand(s) this 1st day of December, 2000

Joseph A. Daugherty

Connie Daugherty

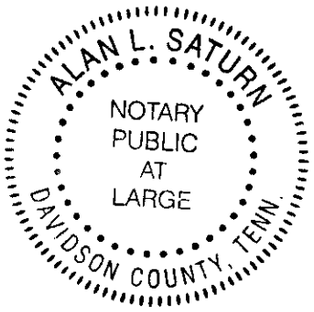
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Joseph A. Daugherty and Connie Daugherty, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of December, 2000

Notary Public

My Commission Expires: 9/28/2002



My Commission Expires SEPT. 28, 2002