Davidson County DEEDWARR
Recvd: 01/30/01 13:57 2pgs
Fees:11.00 Taxes:8325.00
20010130-0009140

FILE BOX 19B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE 01-1-4-D
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 2,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January, 2001.

Notary Public

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
4317 HARDING ROAD, LLC, A Tennessee Limited Liability Co.	"NEW OWNERS" (NAME)	MAP 103-15
5401 Hillsboro Road (ADDRESS)	(ADDRESS)	PARCEL 032
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB# 07DA-00445

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, LYNN SMIRNOW FRITZ, TRUSTEE OF THE LYNN SMIRNOW FRITZ REVOCABLE LIVING TRUST U/D/T DATED NOVEMBER 28, 1994 (AS AMENDED AND RESTTED JULY 12, 1999) AND * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 4317 HARDING ROAD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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 Lot No. 1 on the Plan of the Kenner Manor Land Company's 2nd Subdivision of the Kenner Tract, as of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee.

SAID lot being on the southerly margin of West End Avenue (a/k/a Harding Road) at the corner of Lots 1 and 2; thence, with the southerly margin of said avenue easterly 96 feet to the northwest corner of a 10 foot strip sold to Nettie Elizabeth Sudekum by Deed from Duncan F. Kenner, etux, dated October 23, 1928, and recorded in Book 831, Page 388, Register's Office for Davidson County, Tennessee; thence, with the westerly line of said 10 foot strip southerly 200 feet, more or less, to the northerly margin of Lot No. 4 on said plan; thence, westerly along the northerly margin of Lot No. 4, 85 feet to the easterly margin of Lot No. 2 on said plan; thence, northerly along the easterly margin of Lot 2, 200 feet, more or less, to the point of BEGINNING.

BEING the same property conveyed to Thelma Hershkovitz by Deed from Joe Hershkovitz, of record in Book 1115, Page 291, Register's Office for Davidson County, Tennessee. The said Thema Hershkovitz having since died. The said

Legal Continued on Page 2

unimproved ( )
This is improved (X) property, known as 4317 Harding Road, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

* BARBARA HERSH LEATHERWOOD

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 our hand s this 26th day of January, 2001

Lynn Smirnow Fritz, Trustee

LYNN SMIRNOW FRITZ, TRUSTEE OF THE LYNN SMIRNOW FRITZ, REVOCABLE LIVING TRUST U/D/T DATED NOVEMBER 24, 1994 (AS AMENDED AND RESTATED JULY 12, 1999).

BARBARA HERSH LEATHERWOOD

DCTN01WC

Legal Continued from Page 1

property having been transferred and conveyed to Alfred A. Hersh and Edward H. Smirnow, as Testamentary Trustees for the use and benefit of Alfred A. Hersh and Mrs. Betty Ann Smirnow, for and during the terms of their respective lives and upon their deaths to Diane Elaine Smirnow, Lynn Rose Smirnow, and Barbara Joan Hersh, as Equal Residuary Trust Beneficiaries, under the Will of Thelma Hershkovitz, of record in Will Book 138, Page 348, Probate Court for Davidson County, Tennessee. The said Alfred A. Hersh and Betty Ann Smirnow having since died and pursuant to the terms of said Will the subject property was conveyed to Barbara Hersh Hull, Diane Smirnow and Lynn S. Fritz, in equal shares by Quitclaim Deed from Edwin Smirnow, Executor under the Last Will and Testament of Thelma Hershkovitz, deceased, said Deed being of record in Book 6301, Page 255, said Register's Office. The said Diane Elaine Smirnow (a/k/a Diane Smirnow) having since died, and by Will of Diane Elaine Smirnow, of record in Will Book 194, Page 111, Probate Court for Davidson County, Tennessee, and by Quitclaim Deed of record in Book 11546, Page 652, said Register's Office, the interest of Diane Elaine Smirnow was devised and conveyed to Lynn Smirnow Fritz. The said Lynn S. Fritz (a/k/a Lynn Smirnow Fritz) having conveyed her interest in the subject property to Lynn Smirnow Fritz, Trustee of the Lynn Smirnow Fritz Revocable Living Trust U/D/T dated November 28, 1994 (as amended and restated July 12, 1999) by Deeds of record in Book 9882, Page 351, and Book 11600, Page 565, Register's Office for Davidson County, Tennessee. The said Lynn Rose Smirnow now being Lynn Smirnow Fritz; and the said Barbara Joan Hersh and Barbara Hersh Hull, now being Barbara Hersh Leatherwood.

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.

The subject property is commercial property and is NOT now now ever has been the principal place of residence of the Grantor(s) herein.

STATE OF FLORDIA) COUNTY OF Clay)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LYNN SMIRNOW FRITZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Trustee of the LYNN SMIRNOW FRITZ, REVOCABLE LIVING TRUST U/D/T DATED NOVEMBER 28, 1994 (AS AMENDED AND RESTATED JULY 12, 1999), the within named barganior, and that she as such Trustee, executed the within instrument for the purposes therein contained by signing the name of the LYNN SMIRNOW FRITZ, REVOCABLE LIVING TRUST U/D/T DATED NOVEMBER 28, 1994 (AS AMENDED AND RESTATED JULY 12, 1999) by herself as Trustee.

Witness my hand and official seal at Orange Park, Florida, this 22nd day of January, 2001.

My Commission Expires: 6/18/2004

Notary Public

GEORGE M. FRANCISCO
MY COMMISSION # CC 911741
EXPIRES: June 18, 2004
Bonded Thru Notary Public Underwriters

STATE OF TEXAS) COUNTY OF Travis)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BARBARA HERSH LEATHERWOOD, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Frost Bank, Austin Texas, this 24th day of January, 2001.

My Commission Expires: July 16, 2004

Notary Public

WHENDI SLAGLE
Notary Public, State of Texas
My Commission Expires July 16, 2004