RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39559** **FILE BOX "7"**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/26/01 08:28 3pgs
Fees:15.00 Taxes:4625.00
20010326-0028482

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 1,250,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 16TH DAY OF MARCH, 2001.

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, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
ROBERT M. ALLBRITTON 2804 WORTHAM AVE NASHVILLE, TN 37215	**SAME**	**MAP 93-05-2-A** **PARCELS 101.00 CO** TH 2U **126.00 CO**

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 **WATAUGA HOUSE PARTNERS, A TENNESSEE JOINT VENTURE PRESENTLY COMPOSED OF JOSEPH A. DAUGHERTY and wife, CONNIE DAUGHERTY as to a 70% interest and CAROL VAN HELTEBRAKE, as a 30% interest,**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT M. ALLBRITTON**, SINGLE

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:

SEE ATTACHED LEGAL DESCRIPTION

Unimproved ( )
This is improved (X) property, known as **222 Polk Avenue, Nashville, Tennessee 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 ITS HAND THIS 16th DAY OF MARCH, 2001.

WATAUGA HOUSE PARTNERS, A Tennessee Joint Venture
BY: Joseph A. Daugherty Partner
JOSEPH A. DAUGHERTY, PARTNER

Connie Daugherty Partner
CONNIE DAUGHERTY, PARTNER

Carol Van Heltebrake Partner
CAROL VAN HELTEBRAKE, PARTNER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared JOSEPH A. DAUGHERTY and wife, CONNIE DAUGHERTY and CAROL VAN HELTEBRAKE, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the only partners of WATAUGA HOUSE PARTNERS, A TENNESSEE JOINT VENTURE and that as such General Partners, , they executed the foregoing instrument for the purpose therein contained, on behalf of the Partnership.

WITNESS my hand and official seal at Nashville, Tennessee, this the 16th day of March, 2001.

NOTARY PUBLIC

My Commission Expires: 9/28/2

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

WARRANTY DEED

LEGAL DESCRIPTION

Being UNIT Nos. 99, 101, 102, 103, 104, 201, 202, 203, 204, 301, 302, 303, 304, 401, 402, 403, 404, 501, 502, 503, 504, 601, 602, 603, 604, and 701, on the Plan of POLK MANOR CONDOMINIUM, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6339, page 281, and amended by Book 6697, page 889, Register's Office of Davidson County, Tennessee, together with an undivided percentage in the Common Elements appurtenant to said units, as set forth in the Master Deed and Bylaws. Reference is hereby made to the Plat of Polk Manor Condominium, included in the Master Deed and Bylaws at Book 6339, page 303, for a more complete identification and description of said units.

BEING the same properties conveyed to Watauga House Partners, a Tennessee Joint Venture composed of John G. Brittle and wife, Nancy Brittle; Robert D. Brown, unmarried; Joseph A. Daugherty and wife, Connie Daugherty; Marijo Van Heltebrake, unmarried, and Robert S. Whitman, unmarried by deed from Security Federal Savings and Loan Association of Nashville of record in Book 8380, page 986, Register's Office for Davidson County, Tennessee. By Bill of Sale and Assignment dated November 18, 1998, John G. Brittle and wife, Nancy Brittle assigned their entire interest (20) to Joseph A. Daugherty and wife, Connie Daugherty. By Bill of Sale and Assignment, Robert S. Whitman conveyed his entire interest (20%) to Joseph A. Daugherty and wife, Connie Daugherty. By Quitclaim Deed recorded simultaneously herewith, Robert D. Brown conveyed his entire interest (10%) to Joseph A. Daugherty and wife, Connie Daugherty. Marijo Van Heltebrake conveyed the interest she held in trust for Carol Van Heltebrake to Debra Cox and as a result of litigation, Debra Cox conveyed the 30% interest owned by Carol Van Heltebrake to her by instrument in Book 11580, page 747, so that the only surviving interests in the joint venture are Joseph A. Daugherty and wife, Connie Daugherty (70%) and Carol Van Heltebrake (30%).