Davidson County DEEDWARR
Recvd: 04/06/01 15:31 2pgs
Fees:11.00 Taxes:1979.50

20010406-0034164

FILE BOX 57

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
John S. Muhich 4203 Spinnaker Cove Austin, Texas 78731	Same	Map: 69-16, Parcel 37

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Steven E. Crook & Associates**, a partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **John S. Muhich, Executive Trustee of the J. Muhich Asset Trust** and their successors in trust, (the "Grantee"), his heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the Consolidation Plat Bordeaux Shopping Center of record as Instrument No. 1999121403080, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Steven E. Crook & Associates by deeds of record in book 111242, page 90, Book 11305, page 156, Book 11199, page 438 and Book 11199, page 443, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 2001, a lien not yet due and payable, which have been prorated between the parties.

2. Restrictions contained in Installment Deed in Book 1336, page 56, Register's Office for Davidson County, Tennessee.

3. Sewer and Storm Drainage Easement of record in Book 3958, page 102, Register's Office for Davidson County, Tennessee.

4. Easements retained by the Metropolitan Government of Nashville and Davidson County Tennessee in Ordinance No. 099-1706.

5. Matters shown on the Consolidation Plat of Bordeaux Shopping Center as Instrument No. 12140303080, Register's Office for Davidson County, Tennessee.

6. Declaration and Grant of Joint Non-Exclusive Ingress and Egress Easement of record as Instrument No. *_____, Register's Office for Davidson County, Tennessee. *20010406-0034163

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever.

And the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the said Grantee, their heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of April 5, 2001.

STEVEN CROOK & ASSOCIATES

By: _____
Steven E. Crook, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Steven E. Crook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner, authorized to execute this instrument on behalf of **Steven E. Crook & Associates**, the within named bargain, and that he as such General Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as General Partner.

WITNESS my hand and official seal at office on this the 5th day of April, 2001.

_____
NOTARY PUBLIC AT LARGE

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/29/01

My Commission Expires SEPT. 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $535,000.00.

_____
Affiant

Subscribed and sworn to before me this 5th day of April, 2001.

_____
Notary Public

My commission expires: 9/29/01

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 29, 2001

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, AmSouth Center
Nashville, Tennessee 37238