(3) 188

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

(849)

THIS INDENTURE is made and entered into this 18th day of May, 2001, by and between 849 LINCOLN AVE. CORP., A NEW JERSEY CORPORATION, hereinafter called Grantor, and YES ENTERPRISES** hereinafter called Grantee.

A TENNESSEE CORPORATION

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, 849 LINCOLN AVE. CORP., A NEW JERSEY CORPORATION, Grantor, does hereby bargain, sell, transfer and convey unto YES ENTERPRISES**, hereinafter referred to as Grantee, his/her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1200 JOSEPH AVENUE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds itself and its successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

849 LINCOLN AVE. CORP, A
NEW JERSEY CORPORATION

KEVIN C. LAUSCH, PRESIDENT
Signature of Seller

Davidson County DEEDWARR
Recvd: 05/25/01 11:53 3pgs
Fees:15.00 Taxes:27.75
20010525-0054720

**A TENNESSEE CORPORATION

CORPORATE
STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, KEVIN C. LAUSCH AND with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/or herself to be PRESIDENT of 849 LINCOLN AVE. CORP., the within named bargainor, a _____ corporation, and that he/she as such PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as PRESIDENT.

Witness my hand, at office, in , DAVIDSON County, this 18th. day of May, 2001.

Antoinette L. Breslin
Notary Public

My Commission Expires: 3/13/2005

Name and Address of Property Owner:
YES ENTERPRISES, A TN CORPORATION
P.O. Box 111043
Nashville, TN 37222

Property Address:

1200 JOSEPH AVENUE
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 71-15, PARCEL 277

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ NEW JERSEY
COUNTY OF BERGEN

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$7,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 18th day of May, 2001.

Antoinette L. Breslin
Notary Public

My Commission Expires: 3/13/2005

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING Lot No. 53 on Sharpe and Horn's 2nd subdivision of the Lindsley property as of record in Book 161, page 53, Register's office for Davidson County, Tennessee, said Lot No. 53 fronts 50 feet on the west side of Joseph Avenue, and runs back between parallel lines, along the north margin of Richardson Avenue, formerly Scott Avenue, 145 feet to an alley in the rear.

Being the same property conveyed to 849 LINCOLN AVE. CORP., by QUITCLAIM DEED from CHASE MANHATTAN MORTGAGE CORP., and recorded immediately prior hereto in the Register's Office for Davidson County, Tennessee. (20010525-0054719)

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable.

2. All matters as set forth on the Plan of Sharpe and Horn's 2nd Subdivision of record in Plat Book 161, page 53, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.