Prepared by Harry D. Sabine, HARRY D. SABINE, P.C.
ATTORNEY AT LAW, Post Office Box 422, Crossville, Tennessee 38557

* *

Owner and Person to
send tax bills to:

Foundation for Tennessee Chess
2911 Belmont Boulevard
Nashville, TN 37212

Map 117-08-0
Group 114
Parcel 24W 01125

* *

WARRANTY DEED

For and in consideration of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration not herein mentioned, the receipt of all of which is hereby acknowledged, I, **MARTIN KATAHN**, do hereby bargain, sell, transfer and convey unto **FOUNDATION FOR TENNESSEE CHESS**, a Tennessee nonprofit corporation, its successors and assigns in fee simple, the following described real estate:

In Davidson County, Tennessee, described as follows:

Being Lot No. 15 on the Plan of Belmont Terrace of record in Book 421, Page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 106 feet on the westerly side of Belmont Boulevard and runs back between lines, 183.9 feet on the northerly line and 186.5 feet on the southerly line, along the northerly martin of Primrose Avenue, to an alley in the rear on which it measures 115.48 feet.

Being the same property conveyed to Martin Katahn from Thomas J. Harrell, Jr., by virtue of a Warranty Deed dated April 5, 1995, of record in Book 9639, Pages 484-486, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

TO HAVE AND TO HOLD the above described property to the grantee herein, its successors, assigns and representatives in fee simple, forever.

I covenant with the grantee herein that I am lawfully seized and possessed of said real estate; that I have a lawful right to sell the same; that it is unencumbered except for the 2001 taxes and except as shown herein; and that I will forever warrant and defend the title thereto against the lawful claims of any and all persons whomsoever. I bind my heirs by the above covenants.

I, **ENID KATAHN, wife of Martin Katahn**, do hereby join in this conveyance for the purpose of releasing and transferring any interest I may have in said property.

Davidson County DEEDWARR
Recvd: 07/18/01 14:33 2pgs
Fees:13.00 Taxes:1813.00
20010718-0076261

WITNESS OUR HANDS on this the 18th day of July, 2001.

MARTIN KATAHN

ENID KATAHN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, **MARTIN KATAHN and wife, ENID KATAHN**, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AT OFFICE this 18th day of July, 2001.

My commission expires: 5-27-03

Notary Public

(SEAL)

STATE OF TENNESSEE, COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is $490,000.00, which amount is equal to or greater than the amount which property transferred would command at a fair voluntary sale.

Amt. Tax Paid $_____

Affiant

Subscribed and sworn to before me this the 18 day of July, 2001.

~~My Commission Expires:~~ _____

~~Notary Public~~ deputy register

(SEAL)

01-123