Davidson County DEEDWARR
Recvd: 09/25/01 08:13 2pgs
Fees:13.00 Taxes:370.00

20010925-0103234

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40246 File Box "7"**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS $ 100,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 7TH DAY OF SEPTEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 28 2002

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 #
I-65 REALTY PARTNERS, LLC **c/o National Realty Group, Inc.** **P. O. Box 27740** **Las Vegas, NV 89126**	**S A M E**	**93-14-215** **7W 1030**

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 **I, JERRY C. PENDERGRASS, UNMARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **I-65 REALTY PARTNERS, LLC**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, described as follows:

Being the southerly 50 feet of the northerly 87-1/2 feet of Lots No. 51, 52, and 53 and the southerly 50 feet of the northerly 87-1/2 feet of the easterly 10 feet of Lot No. 54 on the Map of O. Ewing's Addition to Nashville, of record in Book 21, page 120, Register's Office for said County.

Said parts of said lots front 50 feet on the westerly side of 7th Avenue South, formerly Stevenson Avenue, and run back between parallel lines 150 feet to an alley.

Included in the above description but specifically excluded therefrom is the following described property conveyed by Morris Speer and wife, Doris Speer to Harold E. West and James H. Whitfield by Quitclaim Deed of record in Book 5302, page 854, said Register's Office, to-wit:

Land in Davidson County, Tennessee, described as follows:

All that property lying north of a line beginning at a point 37 ½ feet from the northerly line of the West-Whitfield property, being the common front corner of the two tracts involved in this transaction, on the west side of Seventh Avenue, South, and extending 150 feet to a point 41 feet from the northerly line of the West-Whitfield property, it being the intent of the parties to place the line between the two lots so that the brick wall at the front, the walls of the existing buildings on the West-Whitfield property, the brick wall in the middle, and the wall of the remodeled structure, including the additions thereto, at the rear, will all be on the West-Whitfield property.

BEING the same property conveyed to Jerry Pendergrass by deed from James A. Crossman of record in book 10183, page 761, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (**X**) property, known as **617 7th Avenue, South, 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 MY HAND THIS 7TH DAY OF SEPTEMBER, 2001.

JERRY C. PENDERGRASS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

PERSONALLY appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JERRY C. PENDERGRASS, UNMARRIED, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 7TH day of September, 2001.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

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

My Commission Expires SEPT. 28, 2002