Davidson County DEEDWARR
Recvd: 10/09/01 11:40 3pgs
Fees:18.00 Taxes:148.00

20011009-0109874

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP40244 File Box "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th day of September, 2001

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

JEAN 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, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
I-65 Realty Partners, LLC	S A M E	93-15-274
c/o National Realty Group Inc.		
P. O. Box 27740		
Las Vegas, NV 89126		

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/WE,

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 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 EXHIBIT "A"

Being the same property conveyed to Jerry C. Pendergrass by deed from Nina May Ford, a widow, of record in Book 10351, Page 910, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 914 3rd Avenue South, Nashville, TN **37210**

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/our hand(s) this 7th day of September, 2001

Jerry C. Pendergrass

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Jerry C. Pendergrass, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of September, 2001

Janet S. Davis
Notary Public

My Commission Expires: 7-24-2004

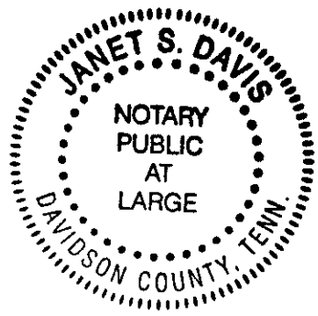


EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

Tract I: Being Lot No. 34 on the Map of McGhee Plan of Lots, as of record in Min. Book "A", page 368, of the Chancery Court at Nashville.

Said Lot No. 34 fronts 40 feet on the easterly side of 3rd Avenue South and runs back between parallel lines 135 feet to an alley.

Included in said description but specifically excluded therefrom is that part of the property taken for the widening of LaFayette Street, together with an easement for a fill slope shown in the condemnation Proceeding.

Tract II: Being Lot No. 35 on the Map of McGee's Plan of Lots of record in Min. Book "A", page 368, of the Chancery Court at Nashville.

Said Lot No. 35 fronts 40 feet on the easterly side of Third Avenue south and runs back between parallel lines 135 feet to an alley.

Included in the above description but specifically excluded therefrom is that part of the property taken for the widening of Lafayette Street, together with an easement for a fill slope shown in said Condemnation Proceeding.

Tract III: Being Lots Nos. 36 and 37 on the Plan of McGhee's Addition to South Nashville, of record in Min. Book "A", page 368, Chancery Court at Nashville.

Said Lots Nos. 36 and 37 front 40 feet each on the easterly side of 3rd Avenue south, formerly College Street, and run back between parallel lines 135 feet more or less to an alley.