Davidson County DEEDWARR
Recvd: 10/10/01 12:08 3pgs
Fees:18.00 Taxes:1480.00

20011010-0110384

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP40242 File Box "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, 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

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	MAP 93-15
c/o National Realty Group Inc.		PAR 160 and 381
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 Warranty Deed from D.O.L. Properties, a Tennessee Partnership, of record in Book 8743, Page 175; and by Corrective Quitclaim Deed from D. O. L. Properties of record in Instrument No.: 20011010-0110303 being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 826 5th Avenue South, Nashville, TN **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/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

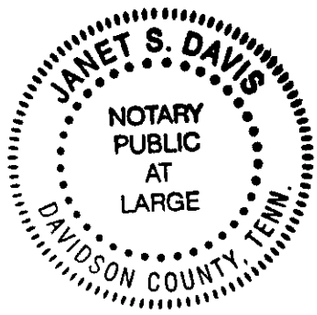


EXHIBIT "A"

TRACT ONE

Land in Davidson County, Tennessee, described to wit:

BEING the southerly 30 feet of Lot No. 70 in Barrow Grove Addition, to the City of Nashville, fronting 30 feet on the easterly side of Fifth Avenue South, formerly South Summer Street, and running back between parallel lines 176 feet to an alley, as per plan recorded in Book "S", page 279, of the Register's Office for said county, and more particularly described as beginning at a point on the easterly side of Fifth Avenue, South 121 feet north of the northerly margin of Mulberry Street; running thence easterly parallel to the northerly margin of Mulberry Street, 176 feet to an alley; thence northerly with the westerly margin of said alley, 30 feet; thence westerly 176 feet to the easterly margin of Fifth Avenue South; thence southerly with the easterly margin of Fifth Avenue South 30 feet to the beginning.

TRACT TWO

LAND in Davidson County, Tennessee, described to wit:

Beginning part of Lot No. 69 on the Map of Barrow Grove of record in Book "S", page 279, said Register's Office described as follows:

Beginning at a point in the east margin of 5th Avenue South at the northwest corner of the property conveyed to J. J. Nelson and wife, of record in Book 545, page 343, Register's Office said point being 60 feet north of Mulberry Street; thence along Nelson's north line, easterly 176 feet to the west margin of said alley northerly 61 feet to a point; thence westerly 176 feet to the east margin of 5th Avenue South; thence with the margin of the same, southerly 61 feet to the point of beginning.

TRACT THREE

LAND in Davidson County, Tennessee, being the south 60 feet of Lot No. 59 on the Plan of Samuel Weakley's Survey of Barrows Grove, as of record in Book "S", Page 279, Register's Office for said County.

Said part of said Lot fronts 60 feet on the easterly side of Fifth Avenue South, formerly Summer Street, and runs back between parallel lines along the north margin of Mulberry Street, 176 feet to an alley.