RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40245** **FILE BOX "7"**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/10/01 13:00 2pgs
Fees:13.00 Taxes:592.00

20011010-0110428

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS $ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THIS
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**	**93-15-382** **13W 14153**

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 **WE, JERRY C. PENDERGRASS and RUBY E. BRANNON, Tenants in Common with Rights of Survivorship**

H.EREINAFTER 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:

Land in Davidson County, Tennessee and being the northerly 30 ½ feet of the southerly 60 ½ feet of Lot No. 70 on the plan of Barrow Grove Addition, as of record at Book "S", page 279, Register's Office for said County, and described as follows:

Said part of said Lot No. 70 fronts 30 ½ feet on the easterly side of Fifth Avenue South, formerly Summer Street, and extends back between parallel lines, and parallel with and 150-feet north of the northerly margin of Mulberry Street, a distance of 176-feet to a rear alley.

Being the same property conveyed to Jerry C. Pendergrass and Ruby E. Brannon, TIC;WROS by Quitclaim Deed from Tim Villager, Trustee, of record in Book 9251, page 55, Register's Office for Davidson County, Tennessee and being the same property conveyed to Jerry C. Pendergrass by deed from C. Wayne Oakes, of record in Book 9251, page 45, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (**X**) property, known as **818 5th 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 OUR HANDS THIS 7TH DAY OF SEPTEMBER, 2001.

JERRY C. PENDERGRASS

RUBY E. BRANNON
by Jerry C. Pendergrass Attorney In Fact

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 she 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

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

My Commission Expires: 7/28/2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 7th day of September, 2001, before me personally appeared JERRY C. PENDERGRASS to me known to be the person who executed the foregoing instrument in behalf of RUBY E. BRANNON, as her Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said RUBY E. BRANNON, as though she had personally acted.

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

NOTARY PUBLIC

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

My Commission Expires: 7/28/2002