Davidson County DEEDWARR
Recvd: 11/05/01 12:19 3pgs
Fees:18.00 Taxes:462.50

20011105-0120921

Box 37
CAW

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
H. Frederick Humbracht, Jr., Trustee **414 Union Street, Suite 1600** **Nashville, Tennessee 37219**	**105-3-247**	**Same**

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Earl Douglas Lane,** a married person (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **H. Frederick Humbracht, Jr., Trustee**, **with full power to sell, mortgage or convey without the joinder of any beneficiary** (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties and paid at closing.

This is improved property known as **1200 Third Avenue, South, Nashville, Tennessee 37210**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Carol A Wilson
Affiant

Subscribed and sworn to before me this 31st day of October, 2001.

Melba Keeley
Notary Public
My Commission Expires: 4-24-05

755077 v1
020907-029 10/31/01

Gayle F. Lane, wife of Earl Douglas Lane, joins in the execution of this instrument to convey and any all title she may have in the Property, whether by virtue of marriage or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 31st day of October, 2001.

Earl Douglas Lane
Earl Douglas Lane

Gayle F. Lane
Gayle F. Lane

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, CAROL A. WILSON, the undersigned, a Notary Public in and for said County and State, the within named **Earl Douglas Lane and Gayle F. Lane**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 31st day of October, 2001.

Carol A. Wilson
Notary Public

My Commission Expires:
7-24-04

CAROL A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

(Legal Description)

BEING part of Lot No. 21 on the Plan of John Nelson's Addition to South Nashville, as of record in Book 2, page 182, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the southeast corner of Chestnut Street and 3rd Avenue South, formerly College Street; thence with the easterly margin of 3rd Avenue South, southwardly 52 feet, more or less, to the northwest corner of the property conveyed to A. H. Cole, Trustee, by deed from Charles David Plioque and wife, of record in Book 971, page 230, said Register's Office, thence with said Cole's northerly line, eastwardly 129 feet, more or less, to the westerly margin of an alley; thence with said alley, northwardly 52 feet, more or less, to the southerly margin of Chestnut Street; thence with said street, westwardly 120 feet, more or less, to the beginning.

BEING the same property conveyed O. B. Lane by deed from Nashville Jewish Community Center, a Tennessee non-profit corporation, of record in Book 6026, page 788, said Register's Office. The said O.B. Lane having since died. The Last Will and Testament of O. B. Lane of record in Will Book 166, page 720, Seventh Circuit Court, Probate Division for said County, devised the subject property to Earl Douglas Lane. Also being the same property conveyed to Earl Douglas Lane by Executor's Deed from Earl Douglas Lane, as Executor of the Estate of O. B. Lane, of record in Book 8777, page 678, Register's Office for Davidson County, Tennessee.