THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 282,500.00

William P. Fiser Jr.
Affiant by: Mitchell A. Watts atty in fact

Subscribed and sworn to before me, this 13th day of February, 2002

Notary Public

My Commission Expires: 9-24-05

Davidson County DEEDWARR
Recvd: 02/19/02 10:10 2pgs
Fees:13.00 Taxes:1045.25

20020219-0020759

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
GARY BELZ FAMILY LIMITED P/S 1208 16th Avenue, South Nashville, Tennessee 37212	Parthenon Properties 2200 21st Avenue, South #220 Nashville, Tennessee 37212	MAP 104-4 PARCEL 230

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTY TWO THOUSAND FIVE HUNDRED AND NO/100---------- ($ 282,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , WILLIAM P. FISER, JR.

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto THE GARY BELZ FAMILY LIMITED PARTNERSHIP

hereinafter called the Grantee, its successors & assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
*my 1/2 undivided interest in

BEING the southwest part of Lot No. 24 on the Plan of O.B. Hayes Large Lots called "Rokeby" as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of 16th Avenue, South, formerly Belmont Avenue, at a point 205.0 feet south of the southerly margin of Edgehill Avenue; thence with the easterly margin of 16th Avenue, South, southwardly 100.0 feet to the corner of Lots 24 and 29; thence with the line between said two lots eastwardly 160.0 feet, more or less, to the westerly margin of an alley; thence with said alley northwardly 100.0 feet; thence at right angles westwardly 180.0 feet, more or less, to the beginning.

BEING the same property conveyed to Wayne Bradley Daniel, married, and William P. Fiser, Jr., married, and Daniel L. Hipp, unmarried, by deed from R.E. Baker, married, of record in Book 9914, page 745, Register's Office for Davidson County, Tennessee. The said Daniel L. Hipp having since conveyed his interest to Wayne Bradley Daniel and William P. Fiser, Jr. of record in Book 11128, page 42, said Register's Office.

This is improved property known as 1208 16th Avenue, South, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors & assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of O.B. Hayes Large Lots called "Rokeby" of record in Book 21, page 87, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s himself___, __his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE, its successors & assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF __I__ have hereunto set __my__ hand___on this the __13th__ day of __February___, 2002__.

William P. Fiser (by)
WILLIAM P. FISER, JR.

By: Mitchell A. Watts
Mitchell A. Watts, 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 _____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MITCHELL A. WATTS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM P. FISER, JR., and acknowledged that he executed the same as the free act and deed of the said WILLIAM P. FISER, JR..

WITNESS my hand and seal this 13th day of February, 2002.

Notary Public

My Commission Expires: 9-24-05