Davidson County DEEDWARR
Recvd: 03/04/02 11:13 2pgs
Fees:13.00 Taxes:296.00

20020304-0026600

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP40496

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2002

Notary Public

MY COMMISSION EXPIRES: 9/23/2002

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 c/o National Realty Group Inc.	S A M E	93-10-385
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 c/o National Realty Group Inc.

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:

BEING parts of Lots Nos. 22 and 23 on the plan of Kirkman's Subdivision of Certain Lots in the First Plan of Davidson Academy Lots as of record in Book 'R', Page 460 of the Register's Office for said County described from a survey dated January 29, 1983, by Gaffron & Jeffers Engineers, as follows:

BEGINNING at the southeasterly most corner of Fourth Avenue, South, as widened, and Malloy Street (formerly Mulloy or Kirkman Street), the northwesterly most corner of said lots and proceeding along the southerly margin of Malloy Street North 83 degrees 56 minutes 36 seconds East 147.57 feet to the westerly margin of an alley, called Almond (formerly Thomas) Street; thence with the same South 5 degrees 14 minutes 41 seconds East 46.63 feet; thence South 83 degrees 56 minutes 24 seconds West 63.92 feet; thence North 5 degrees 44 minutes 04 seconds West 26 feet; thence South 84 degrees 18 minutes 19 seconds West 83.25 feet to the easterly margin of said Fourth Avenue, South, as widened; thence with the same North 5 degrees 42 minutes 17 seconds West 19 feet to the beginning, containing 4,306 square feet, more or less.

BEING the same property conveyed to Jerry C. Pendergrass by deed from Richard S. Inglis and wife, Brenda J. Inglis, of record in Book 10862, Page 563, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 300 4th Avenue, South, Nashville, TN 37201

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 27th day of February, 2002

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 27th day of February, 2002

Notary Public

My Commission Expires: 9/28/2002