RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP40497

Davidson County DEEDWARR
Recvd: 03/05/02 11:26 2pgs
Fees:13.00 Taxes:1295.00
20020305-0027380

WARRANTY DEED

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

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	93-10-444
P. O. Box 27740		
Las Vegas, NV 37210		

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 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 Land in Davidson County, Tennessee, being Lots Nos. 33, 34, 35, 36, 37 and 38 on the Plan of Lots laid out by the University of Nashville called the "College Campus", not of record and described as follows:

BEGINNING at a point in the east margin of Fourth Avenue South, formerly Cherry Street; about 93 feet south of the southeast corner of Fourth Avenue South and Peabody Street; thence in a southerly direction along said margin of Fourth Avenue South 150 feet, to an alley; thence easterly with the northerly margin of said alley, 160 feet, more or less, to Hume Street; thence in a northerly direction and along the westerly margin of Hume Street 150 feet more or less, to a point about 93 feet south of Peabody Street; thence in a westerly direction and parallel with Peabody Street 160 feet, more or less to the point of beginning.

BEING the same property conveyed to Jerry Pendergrass by deed from Jerry Paller of record in Book 10009, Page 69, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 504 4th Avenue South, Nashville, TN 37210

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 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 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

