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dpdb

Prepared by William T. Cheek, III, Dodson, Parker, Dinkins & Behm, P.C., Suite 400, 306 Gay Street, Nashville, Tennessee 37201.

NEW OWNER ADDRESS:	SEND TAX NOTICES:	MAP-PARCEL NOS.:
Manaman Grant 156-20 Riverside Drive, Apt. H10 New York, NY 10032	Same	Map 147 Parcel 14

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollar ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Donald J. Boatright, Conservator for Mary Ellen Boatright (the "Grantor"), has bargained and sold and by these presents does hereby grant, transfer and convey unto Manaman Grant (the "Grantee"), his successors and assigns, the tract or parcel of land in the State of Tennessee, Davidson County, known as 350 Wallace Road, Nashville, Tennessee, and described on the attached Exhibit A.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his successors and assigns, forever. The Grantor covenants she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered (except for 2002 property taxes, not yet due). The Grantor further covenants and binds herself, her successors, and legal representatives to warrant and forever defend the title to said land to the Grantee, his successors and assigns, against the lawful claims of all persons claiming under the Grantor.

Witness my hand this 9th day of May, 2002.

By: Donald J. Boatright

Donald J. Boatright
Conservator for Mary Ellen Boatright, Grantor

Davidson County DEEDWARR
Recvd: 05/10/02 10:13 3pgs
Fees:18.00 Taxes:1239.50
20020510-0057820

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Donald J. Boatright, Conservator for Mary Ellen Boatright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the Grantor and has executed this instrument as the Grantor.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th of May, 2002.

Bonnie Kistabrumbley
NOTARY PUBLIC

My Commission Expires: 01-25-03

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

AFFIDAVIT OF VALUE AND ACKNOWLEDGMENT

STATE OF DAVIDSON)
COUNTY OF TENNESSEE)

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

The preparer of this deed makes no representation as to the description of or status of title to the property described herein. This deed has been prepared solely form information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

By: Dawn B. J. Boatright
Affiant

Sworn to and subscribed before me this 9th of May, 2002.

Bonnie K. Humphreys
NOTARY PUBLIC

My Commission Expires: 01-25-03

Exhibit "A"

A Tract of land being the remainder of the O. H. Boatwright, et ux property as recorded in Deed Book 879, page 72, situated in the 26th Councilmanic District of Davidson County, Tennessee and described according to an unrecorded survey by John D. McCormick RLS #679, dated March 25, 2002 as follows:

Beginning at an existing iron rod in the northwesterly margin of Walker Road, said point being the southeasterly corner of the WEC 98A, LLC, a Texas limited partnership property as records in Deed Book 10765, page 470-473 and being the southwest corner of the property herein described:

Thence along the easterly line of the WEC 98A, LLC property N 5 degrees 27' 55" East, a distance of 313.39 feet to a new iron rod

Thence along the southerly line of the United Dominion Realty, L.P. property as recorded in Deed Book 9994, page 818-821, South 83 degrees 46 ' 14 " East a distance of 367.48 feet to an existing iron rod;

Thence South 19 degrees 04' 07 East, a distance of 40.99 feet to an existing iron rod in the northwesterly margin of Wallace Road;

Thence along said margin of Wallace Road along a corner to the left with a radius of 741.20 feet, a distance of 208.34 feet to a new iron rod;

Thence South 57 degrees 44' 38" West a distance of 263.42 feet to the beginning and containing 1.453 acres, more or less.

Being part of the same property conveyed to O. H. Boatright and wife, Mary E. Boatright by deed from Leon V. Wilson of record in Book 879, Page 92, Register's Office for Davidson County, Tennessee. The said O. H. Boatright having since died.