This Instrument Prepared By:
Charles Robert Bone
2525 West End Avenue
4th Floor
Nashville, Tennessee 37203
(615) 986-2684

Davidson County DEEDWARR
Recvd: 06/21/02 14:34 3pgs
Fees:18.00 Taxes:2382.99
20020621-0075195

WARRANTY DEED

Address of New Owner(s)	Send Tax Bill To:	Map & Parcel Nos.:
Douglas Avenue LLC	Douglas Avenue LLC	
c/o Charles Robert Bone	c/o Charles Robert Bone	TO BE ASSIGNED
2525 West End Ave.	2525 West End Ave.	
4th Floor	4th Floor	
Nashville, Tennessee 37203	Nashville, Tennessee 37203	

FOR AND IN CONSIDERATION of a forty (40 %) percent membership interest in DOUGLAS AVENUE, LLC, a Tennessee limited liability company, and other good and valuable consideration, receipt of which is hereby acknowledged, NASHVILLE AUTO DIESEL COLLEGE, INC., a Tennessee corporation ("Grantor"), has bargained and sold and does hereby transfer and convey unto DOUGLAS AVENUE, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

Being a Tract of land lying in the First Civil District of Nashville, Davidson County, Tennessee. Being Lot No. 1 as shown on the plan of record in Plat Book 0073, page 039, Register's Office for Davidson County, Tennessee (formerly Lots 201-210 as shown on the plan of record in Plat Book 421, page 72 and 73, R.O.D.C.). Said Tract is located in the northwest quadrant of the intersection of Douglas Street and Trevecca Avenue and being more particularly described as follows:

Beginning at a point in the northerly margin of Douglas Street, said point being approximately 525 feet west of the intersection of Douglas Street and Trevecca Avenue.

Thence, leaving said margin along or near the easterly line of Sharon T. Sparkman and Mildred V. Grigsby of record in Deed Book 11110, page 586 R.O.D.C., North 02°47'51" East, 268.24 feet to a point in the southerly margin of a 30 feet alley;

Thence, with said alley, South 88°07'21" East, 539.64 feet to a point in the westerly margin of Trevecca Avenue;

Thence, with said margin with a curve concave to the east having a radius of 640.00 feet and a central angle of 18°40'37" and being subtended by a chord which bears south 13°19'29" West 207.70 feet for an arc length of 208.62 feet and a tangent length of 105.25 feet to a point;

Thence, South 03°59'11" West, 45.75 to a point;

Thence, with a curve concave to the northwest having a radius of 29.00 feet and a central angle of 88°30'49", and being subtended by a chord which bears south 48°14'35" West, 34.89 feet for an arc length of 38.62 feet and a tangent length of 24.36 feet to a point in the northerly margin of Douglas Street, North 87 30'00" West, 475.81 feet to the Point of Beginning and Containing 138,430 square feet or 3.18 acres, more or less.

This is unimproved property is commonly known as 246 Douglas Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; has good right to sell and convey the same; and that the same is unencumbered, except for (1) the lien for real property taxes for the current year, which taxes have been prorated and assumed by Grantee, (2) right-of-way Easement of record at instrument No. 200008220083224, Register's Office for Davidson County, Tennessee, (3) 20 foot Sanitary Sewer Easement shown on the boundary survey for Nashville Auto Diesel College, Inc. prepared by Crawford Land Surveyors, PC dated January 23, 2002, job no. 01229(D); and (4) all matters as shown on the plat of record in Plat Book 0073, page 039, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representative on this 20th day of June, 2002.

GRANTOR: NASHVILLE AUTO DIESEL COLLEGE, INC.

By: _____
J. Thomas ~~Hopper~~, President
Hooper 6/20/02

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer $644,052.25.

CAB
SEC
AFFIANT

Subscribe and sworn before me, this 22nd day of June, 2002.

Cheryl N. Howell
NOTARY PUBLIC

My Commission Expires: 9/28/02

CHERYL N. HOWELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Karen W. Collins, of the State and County aforesaid, personally appeared J. Thomas ~~Hopper~~ Hooper, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of NASHVILLE AUTO DIESEL COLLEGE, INC., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such President .

6/20/02

WITNESS my hand and seal, in Nashville, Tennessee, this 20th day of June, 2002.

Karen W. Collins
Notary Public

My Commission Expires:

July 30, 2005

KAREN LOSQUADO NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE