THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

BOX 10-A

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***500,000.00.

Affiant

Subscribed and sworn to before me this 10th day of July, 2002.

Notary Public

My Commission Expires: _____

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXP. 10/25/2003

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
DAVID SCHORN 2802 Oakland Avenue Nashville, Tennessee 37212	FIFTH THIRD MORTGAGE 250 W. Main Street Lexington, Kentucky 40507	MAP 117-4 PARCEL 253

Davidson County DEEDWARR
Recvd: 07/11/02 10:22 2pgs
Fees:13.00 Taxes:1850.00

20020711-0083440

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED THOUSAND AND 00/100 DOLLARS ($***500,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, JAMES M. SHEA and wife, DEBORAH M. SHEA, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto DAVID SCHORN and wife, MAVIS SCHORN, (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 the southerly 50.0 foot front of Lot 34 on the Map of Belmont Terrace as of record in Book 421, page 101, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of Oakland Avenue at the southwest corner of said Lot No. 34; thence with the easterly margin of said avenue northerly 50.0 feet to a point 9.0 feet southerly from the northwest corner of said Lot; thence easterly parallel with and 9.0 feet southerly from the northerly line of said Lot, 170.0 feet to the westerly margin of an alley; thence with the westerly margin of said alley southerly 61.6 feet to the corner of Lots Nos. 34 and 33; thence westerly with a line between said two Lots, 170.0 feet to the beginning.

BEING the same property conveyed to James M. Shea and wife, Deborah M. Shea, by deed from Grand Canyon Properties, LLC, a Tennessee limited liability company, of record in Book 11294, page 419, Register's Office for Davidson County, Tennessee.

This is improved property known as 2802 Oakland Avenue, 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 GRANTEES, their heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have 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.

2. Matters, if any, shown on the plan of Belmont Terrace of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 10th day of July, 2002.

JAMES M. SHEA

DEBORAH M. SHEA

BY: James M. Shea
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 JAMES M. SHEA, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 10th day of July, 2002.

Notary Public

My Commission Expires: 10,12,05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES M. SHEA, 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 DEBORAH M. SHEA, and acknowledged that he executed the same as the free act and deed of the said DEBORAH M. SHEA.

WITNESS my hand and official seal this 10th day of July, 2002.

Notary Public

My Commission Expires: 10,12,05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee