THIS INSTRUMENT PREPARED BY:
Laurence M. Papel, Esq.
BAKER, DONELSON, BEARMAN & CALDWELL
A Professional Corporation
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

Davidson County DEEDWARR
Recvd: 08/09/02 12:51 4pgs
Fees:23.00 Taxes:425.50
20020809-0096395

Address New Owner as follows:
MikeToo, a Tennessee general partnership
1309 BRIARVILLE RD
MADISON, TN
37115

Send Tax Bills To:
Same

Map-Parcel No.
104-11-I/9

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant

Subscribed and sworn to before me this the 15th day of August, 2002.

Notary Public

My Commission Expires: 5-26-05

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sharon Wachtel, Executrix of the Estate of David K. Wachtel, Jr., deceased**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **MikeToo**, a Tennessee general partnership, hereinafter called "Grantee", its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

Said property is transferred subject to the limitations, restrictions and encumbrances set forth on Exhibit "B".

This is improved property known as 2020 Convent Place, 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 Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

And Grantor does further covenant and bind herself, her heirs, assigns, and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 this 1st day of August, 2002.

Estate of David K. Wachtel, Jr.

By: _____
Sharon Wachtel
Executrix

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 **Sharon Wachtel, Executrix of the Estate of David K. Wachtel, Jr., deceased**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within named instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1 day of August 2002.

_____
Notary Public

My Commission Expires:

9-24-05

ANITA D. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 24, 2005

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 2020, on the plan of Charlton Square, according to the Master Deed of record in Book 6464, page 105, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 6250, page 372, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to David K. Wachtel by Deed of record in Book 6591, page 319, Register's Office for Davidson County, Tennessee. David K. Wachtel and David K. Wachtel, Jr., is one and the same person. The said David K. Wachtel, Jr., has since died. Sharon Wachtel was appointed by the Probate Court as Executrix of the Estate of David K. Wachtel, Jr. and is conveying the interest of the Estate and her interest as Executrix to the Grantee named above.

EXHIBIT "B"

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Metropolitan Government and Davidson County taxes for the year 2002 and subsequent years.

2. All matters as shown on Plat recorded in Book 6250, page 372, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed recorded in Book 6464, page 105, Register's Office for Davidson County, Tennessee.