Dav. Co. File Box 14-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,000,000.00

William H. Hawkins, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September, 2002

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

jtc file no. 15161-4

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM H. HAWKINS, TRUSTEE (NAME)	New Owner (NAME)	Map 104-12
706 Church Street, Suite 200 (ADDRESS)	(ADDRESS)	Parcel 097.00
Nashville, TN 37203-3504 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	24W-02710

FOR AND 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, WE, FRED VIEHMANN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM H. HAWKINS, TRUSTEE, with full power to mortgage, transfer, convey or otherwise encumber without the joinder of any beneficary

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:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

BEING the same property conveyed to Fred Viehmann by Deed from L. H. Hardaway, Jr., Trustee pursuant to authority set forth in Land Trust Agreement of record in Book 4692, page 167, of record in Book 5046, Page 249, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 09/20/02 09:47 3pgs
Fees:18.00 Taxes:3700.00

20020920-0114737

unimproved ( )
This is improved (X) property, known as 2020 21st Avenue South, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 18th day of September, 2002

Fred Viehmann

FRED VIEHMANN

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 FRED VIEHMANN

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 at NASHVILLE Tennessee, this 18th day of September, 2002.

Commission expires 4/12/05

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

EXHIBIT "A"

LAND in Nashville, Davidson County, Tennessee, being Lot 2 and part of Lot No. 1 on the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117, Register's Office for said County, and being more particularly described according to a survey made by Cherry Land Surveying, Inc., Tennessee No. 1512, dated July 31, 2002, as follows:

Beginning at an iron rod set at the intersection of the northerly right-of-way line of Bernard Avenue, 50 feet in width and the easterly right-of-way line of Twenty First Avenue South, width varies; thence leaving the northerly right-of-way line of Bernard Avenue with the easterly right-of-way line of Twenty-First Avenue South, North 04° 30' 11" East, 135.00 feet to an iron rod set at a corner common with the property of Fred Viehmann, as of record in Deed Book 5387, page 140, R.O.D.C., TN; thence leaving the easterly right-of-way line of Twenty-First Avenue South with the southerly property line of Fred Viehmann, South 80° 00' 07" East, 155.30 feet to a P.K. nail set in the westerly right-of-way line of Alley No. 922, 12 feet in width; thence with the westerly right-of-way line of Alley No. 922, South 06° 36' 34" West, 134.49 feet to a chiseled "X" on the top of the concrete curb in the northerly right-of-way line of said Bernard Avneue; thence leaving the westerly right-of-way line of Alley No. 922 with the northerly right-of-way line of Bernard Avenue, North 82° 06' 56" West, 150.33 feet to the point of beginning, containing 20,570 square feet (0.472 acres, more or less).