RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/03 15:39 2pgs
Fees:13.00 Taxes:869.50
20030103-0001456

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $235,000.00.

Barbara L Rhodes

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF JANUARY, 2003.

Amy E Adams

NOTARY PUBLIC

My Commission Expires JAN. 25, 2003

E. ADAMS NOTARY PUBLIC AT LARGE TENN

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19279SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Barbara L. Rhodes 2403 12th Avenue S. Nashville, TN 37204	SAME	105-13-127

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Paul David Eleazar d/b/a and The Eleazar Group and wife, Janet Eleazar, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Barbara L. Rhodes, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of lot No. 13 on the Belmont Land Company's Plan called Belmont Heights as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of 12th Avenue, South, formerly Granny White Pike, at the northeast corner of the property conveyed to E.R. Norris and wife, of record in Book 1278, page 42, Register's Office for Davidson County, Tennessee; thence with said Norris' northerly line westwardly 169.4 feet to the easterly margin of a private alley; thence with said alley northwardly 44.0 feet; thence eastwardly 166.0 feet, more or less, to the westerly margin of 12th Avenue, south; thence with said avenue southwardly 44.0 feet to the beginning.

Being the same property conveyed to Paul David Eleazar d/b/a The Eleazar Group, by deed from 1221 partners, LLC, of record in Book 11298, page 417, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and paid. 2003 and all subsequent taxes are assumed by the Grantees; and

2. Matters shown on plan of record in Book 421, page 34, Register's Office for Davidson County, Tennessee; and
3. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BS2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee; and
4. Driveway Easement of record in Book 10017, page 459, Register's Office for Davidson County, Tennessee; and
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2403 12th Avenue S., Nashville, TN 37204.

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 GRANTORS do covenant with the said GRANTEES that they are 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands this 3rd day of January, 2003.

d/b/a The Eleazar Group

Paul David Eleazar d/b/a The Eleazar Group

Janet Eleazar

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 3, , 2003, before me personally appeared Paul David Eleazar, individually and d/b/a The Eleazar Group and Janet Eleazar to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 3rd day of January, 2003.

Amy E. Adams
NOTARY PUBLIC

My Commission Expires JAN. 25, 2003

AMY E. ADAMS NOTARY PUBLIC AT LARGE