FILE BOX 19B

WARRANTY DEED

STATE OF TENNESSEE 03-1-14-D/03010167
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 2003

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WEISS & WEISS, ATTYS AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
UNIVERSITY HEIGHTS REALTY, INC	" NEW OWNER " (NAME)	MAP 105-14
A TENNESSEE CORPORATION 4025 Crestreidge Drive (ADDRESS)	(ADDRESS)	PARCEL 121 & 302
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, LAWRENCE J. SACKS, EXECUTOR OF THE ESTATE OF JAMES W. PICKLE, DECEASED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO UNIVERSITY HEIGHTS REALTY, INC., A TENNESSEE CORPORATION

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:

LAND in Davidson County, Tennessee, being Lots Nos. 1 and 2, Block 13 on the Plan of H. J. Yarbrough's Subdivision of Woodland, of record in Book 161, Page 87, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to James W. Pickle and wife, Charlotte C. Pickle, of record in Book 4989, Page 559, Register's Office for Davidson County, Tennessee. Charlotte C. Pickle conveyed her interest to James W. Pickle by Order recorded in Instrument No. 20011019-0114183, Register's Office for Davidson County, Tennessee. The said James W. Pickle having since died on or about the 5th day of July , 2002, his Will of record in the Probate Clerk, Davidson County, Tennessee, as Case No. 02P-1198, appointed Lawrence J. Sacks, as Executor of said Estate.

The said Charlotte C. Pickle having since conveyed to Lawrence J. Sacks, Executor of the Estate of James W. Pickle, Deceased by Quitclaim Deed being recorded in Instrument No. 20030123-0009850, and being recorded simultaneously herewith.

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.

unimproved ( )
This is improved (X) property, known as 2215 & 2215-A White Avenue, Nashville, TN 37204
(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 15th day of January, 2003

LAWRENCE J. SACKS, EXECUTOR OF THE ESTATE OF JAMES W. PICKLE, DECEASED
By: Lawrence J Sacks Executor
Lawrence J. Sacks, Executor

Davidson County DEEDWARR
Recvd: 01/23/03 14:23 2pgs
Fees:13.00 Taxes:703.00

20030123-0009851

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

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, and corporation, 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 corporation, 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared LAWRENCE J. SACKS, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon his oath, acknowledged himself to be the EXECUTOR OF THE ESTATE OF JAMES W. PICKLE, DECEASED, the within named bargainor, and that he as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Executor by himself as such Officer.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of January, 2003.

My Commission Expires: 5/28/03

Notary Public