THIS INSTRUMENT PREPARED BY:

JOSEPH L. LACKEY, JR.
NOEL PLACE, SUITE 125
200 FOURTH AVENUE NORTH
NASHVILLE, TENNESSEE 37219
(615) 726-3555

Davidson County DEEDWARR
Recvd: 12/11/03 16:02 5pgs
Fees:28.00 Taxes:3607.50

20031211-0178122

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $975,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of December, 2003.

Notary Public

My Commission Expires: 07/29/06

NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Schatten Three Properties, LLC, A Tennessee Limited Liability Company 1617 Hayes Street Nashville, TN 37203	Same	93-13-391 93-13-392

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SOUTH PROPERTIES,** a Limited Partnership that was formed on the 21st day of March 1977 that has by its terms dissolved resulting in the property herein conveyed being owned by South Properties, a General Partnership that has dissolved and the sole partners of both partnerships are **GEORGE WILLIAM HUDSPETH, MICKEY LEE MARTIN** and Wife, **JOYCE MARTIN**, tenants-in-common hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **SCHATTEN THREE PROPERTIES, LLC**, a Tennessee Limited Liability Company hereinafter called the **GRANTEE**, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 60 in Sigler's Plan of lots, in south west Nashville, as of record in Plan Book No. 1, page 4, Chancery Court at Nashville.

Said Lot No. 60 fronts 117 feet on the northerly side of South Street, and runs back between parallel lines with the easterly margin of an alley, 205 feet to an alley in the rear.

Included in the above description, but excluded therefrom, is that part of said property conveyed to The Nashville Housing Authority, by deed from Printing Industries Technical Institute, of record in Book 4267, page 944, Register's Office for said County.

Being the same property conveyed to SOUTH PROPERTIES, A LIMITED PARTNERSHIP, of record in Book 5127, page 692, said Register's Office of Davidson County, Tennessee.

TRACT 2:

Being part of Lot No. 61 on the Plan of Sigler's Addition to Nashville, as of record in Plan Book 1, page 4, Chancery Court at Nashville, described according to a survey of Barge, Waggoner and Sumner, Engineers, dated January 2, 1970, as follows:

Beginning at an iron pin in the northerly margin of South Street; 300.4 feet east of 16th Avenue South; thence North 9 deg. 02' East, 205 feet to an iron pin in the southerly margin of an alley; thence with the same, southerly 82 deg. 10' East, 50 feet to an iron pin; thence South 9 deg. 02' West, 205 feet to an iron pin in the northerly margin of South Street; thence with the same North 82 deg. 10' West, 50 feet to the point of beginning.

Being the same property conveyed to SOUTH PROPERTIES, A PARTNERSHIP, by deed of record in Book 5159, page 832, said Register's Office.

This is improved property known as **1514 South Street, Nashville, Tennessee 37212 and unimproved property known as 1512 South Street, 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. We do covenant with said **GRANTEE** 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 set out herein. We do further covenant and bind ourselves, our successors, assigns, heirs and representatives, to warrant and forever defend the title to the said land to the **GRANTEE,** its successors and assigns, against the lawful claims of all persons whomsoever. Whenever 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 9th day of December, 2003.

SOUTH PROPERTIES, a Limited Partnership

By: _____
GEORGE WILLIAM HUDSPETH
General Partner

By: _____
MICKEY LEE MARTIN
Limited Partner

By: _____
JOYCE MARTIN
Limited Partner

SOUTH PROPERTIES, a General Partnership

By: _____
George William Hudspeth
General Partner

By: _____
Mickey Lee Martin
General Partner

By: _____
Joyce Martin
General Partner

_____
George William Hudspeth
Tenant-in-Common

_____
Joyce Martin
Tenant-in-Common

_____
Mickey Lee Martin
Tenant-in-Common

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared GEORGE WILLIAM HUDSPETH, General Partner, MICKEY LEE MARTIN and JOYCE MARTIN, Limited Partners, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the general partner and limited partners, respectively, of SOUTH PROPERTIES, a Limited Partnership (now dissolved), the within named bargainor, and that they, as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as General Partner and Limited Partners.

Witness my hand, at office, this 9th day of December, 2003.

Robert A. DeBacle
Notary Public

My Commission Expires: 07/29/06

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned personally appeared GEORGE WILLIAM HUDSPETH, MICKEY LEE MARTIN and JOYCE MARTIN, with whim I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the general partners, of SOUTH PROPERTIES, a General Partnership (now dissolved), the within named bargainor, and that they, as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as General Partners.

Witness my hand, at office, this 9th day of December, 2003.

Robert A. DeBacle
Notary Public

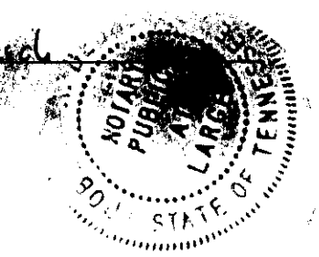
My Commission Expires: 07/29/06

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, GEORGE WILLIAM HUDSPETH, MICKEY LEE MARTIN and JOYCE MARTIN, as tenants-in-common, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of December, 2003.

Robert A. DeBardi
Notary Public



My Commission Expires: 07/29/06