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BBS
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Davidson County DEEDWARR
Recvd: 02/19/04 12:15 3pgs
Fees:18.00 Taxes:466.20
20040219-0019255

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
NASHVILLE ACQUISITION, L.L.C. 1524 Gallatin Road Nashville, TN 37206	Same	Map 72-13 Parcels 228 and 229

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ROGER COSTA and ESTHER SWINK, the only heirs of JERRY COSTA, deceased ("Grantors") have bargained and sold, and by these presents transfer and convey unto NASHVILLE ACQUISITION, L.L.C., a Tennessee limited liability company ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Tract 1

LAND in Davidson County, Tennessee, being Lot No. 190, on the Plan of Trevecca's Subdivision of Renraw, as shown on plat of record in Book 421, pages 71 and 72, 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 Jerry Costa, by Deed of record in Book 8045, page 204, Register's Office for Davidson County, Tennessee.

Tract 2

LAND in Davidson County, Tennessee, being Lot No. 191, on the Plan of Trevecca Subdivision, as shown on plat of record in Book 421, pages 72 and 73, 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 Jerry Costa and wife, Viola M. Costa, by Deed of record in Book 5516, page 972, Register's Office for Davidson County, Tennessee. The said Viola M. Costa having since died.

The source of these descriptions is the prior deeds.

This is improved property known as 960 and 962 Strouse Avenue, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. 2004 Taxes, a lien which is not yet due and payable.

2. All matters shown on Plat recorded in Book 421, page 72 and 73.

3. All matters shown on Survey prepared by James G. Terry of James Terry and Associates and dated December 17, 2003.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs, representatives and assigns to warrant and forever defend the title to said land to Grantee, its representatives, successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS our hands this 18th day of February, 2004.

Roger Costa
ROGER COSTA

Esther Swink
ESTHER SWINK

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, ROGER COSTA, the within named 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, at office, this 18th day of February, 2004.

JONI ANN MILLER NOTARY PUBLIC LARGE STATE OF TENN.

Notary Public

My Commission Expires: May 30, 2004

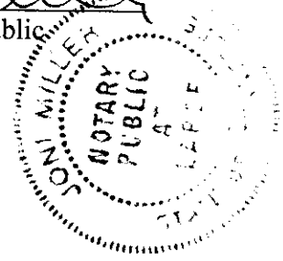
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, ESTHER SWINK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of February, 2004.

Notary Public

My Commission Expires: May 30, 2004



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $126,000.00.

Affiant

Sworn to and subscribed before me this 18th day of February, 2004.

Notary Public

My Commission Expires: May 30, 2004



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