Prepared by: **Box 21-B**

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Davidson County DEEDWARR
Recvd: 02/23/04 16:07 5pgs
Fees:28.00 Taxes:3515.00
20040223-0020542

THE ACTUAL CONSIDERATION OR VALUE OF THIS TRANSFER, WHICHEVER IS GREATER, IS $950,000.

Alan F. Bachrach Family Limited Partnership #3, Grantee

By: _____
Alan F. Bachrach, General Partner

Sworn and subscribed to before me this 20th **day of** February **2004.**

_____
Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE
Joe Vaulx Crockett, III
My Commission Expires
January 29, 2005
STATE OF TENNESSEE

JOE VAULX CROCKETT, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LIMITED WARRANTY DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Alan F. Bachrach Family Limited Partnership #3	**Alan F. Bachrach Family Limited Partnership #3**	**Map-085-04**
P.O. Box 50701	**P.O. Box 50701**	**Parcel-42.00**
Nashville, TN 37205	**Nashville, TN 37205**	

FOR AND IN CONSIDERATION of Nine Hundred Fifty Thousand Dollars ($950,000), the receipt of which is hereby acknowledged, JOHN THOMAS DOWNER, SR. and wife, HELEN DOWNER, (collectively "Grantors"), by these presents do hereby transfer and convey unto the ALAN F. BACHRACH FAMILY LIMITED PARTNERSHIP #3 ("Grantee"), a

Tennessee limited partnership, its successors and assigns, all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

TRACT NO. 1

Land in Davidson County, Tennessee, being described according to an unrecorded survey made by Murphy-Parker & Associates, dated April 11, 1969, as follows:

BEGINNING at a point, said point being 400.0 feet south of the south margin of Hickory Hill Lane on the west margin of Lebanon Road; thence with the west margin of Lebanon Road in a southwesterly direction around a curve to the right, having a radius of 1,860.0 feet, a distance of 152.60 feet to a point; thence leaving the west margin of Lebanon Road, north 37° 13' west a distance of 215.00 feet to a point; thence north 50° 42' east a distance of 100.0 feet to a point; thence north 45° 06' east a distance of 225.8 feet to a point; thence south 45° 17' east a distance of 97.00 feet to a point; thence south 46° 06' west a distance of 199.63 feet to a point; thence south 45° 05' 0" east a distance of 121.77 feet to a point in the west margin of Lebanon Road, said point being the point of beginning.

Being the same property conveyed to John Thomas Downer, Sr. and wife, Helen Downer, by Deed of record in Book 4454, page 276, Register's Office for Davidson County, Tennessee. Helen Downer and Helen F. Downer are one and the same person.

This is improved property known as 3308 Lebanon Pike, Hermitage, Davidson County, Nashville, Tennessee 37076.

Grantors hereby quitclaim to Grantee any and all interest that they have in and to the subject property.

The legal description and state of the title have been furnished to the draftsperson from the record. The draftsperson assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deed conveying said interest to Grantors.

TO HAVE AND TO HOLD said tracts of land, with the appurtenances, estate, title and interest thereto belonging said Grantee, its successors and assigns, forever; and Grantors do covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as herein set out; and

Grantors do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantors, but not otherwise.

Said property is conveyed subject to those limitations, restrictions, and encumbrances set forth on Exhibit A, attached hereto.

WITNESS OUR HANDS this 20th day of February, 2004.

John Thomas Downer Sr.
JOHN THOMAS DOWNER, SR., Grantor

Helen Downer
HELEN DOWNER, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Joe Vaulx Crockett III, a Notary Public of this County, JOHN THOMAS DOWNER, SR., 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 20th day of February, 2004.

Joe Vaulx Crockett III
Notary Public
My Commission Expires: _____

NOTARY PUBLIC
AT LARGE
Joe Vaulx Crockett, III
My Commission Expires
January 29, 2005
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Joe Vaulx Crockett III, a Notary Public of this County, HELEN DOWNER, 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 20th day of February, 2004.

Joe Vaulx Crockett III

Notary Public
My Commission Expires: _____

NOTARY PUBLIC
AT LARGE
Joe Vaulx Crockett, III
My Commission Expires
January 29, 2005
STATE OF TENNESSEE

1. Undocumented power line easement serving properties other than the subject property, all as shown on said Survey of Cherry Land Surveying, Inc. dated February 19, 2004.

2. Encroachment of parking lot into property referred to as Map 86-01, Parcel 48 on northerly line of the subject property. Undocumented concrete curbing encroaches property at northerly evangelical boundary line, without sign, all as shown on said Survey of Cherry Land Surveying, Inc. dated February 19, 2004.

3. Private water and sewer line use and maintenance rights and associated agreements reserved and granted in Installment Deed of record in Book 4454, page 276, Deed for an Easement for Sewer Line, Book 4209, page 576, and Deed of record in Book 5120, page 716, and as shown on said Survey of Cherry Land Surveying, Inc. dated February 17, 2004, serving parcels 36 and 42 on Tax Map 85-04. The vendor's lien and/or Promissory Note referred to in the aforementioned Installment Deed have been paid in full.

4. Rights and claims of parties in possession.

5. General or special taxes and assessments required to be paid in the year 2004 and subsequent years. Davidson County taxes for 2004, a lien, but not yet due and payable.

6. Subject to terms and conditions of Memorandum of Lease by and between John Downer and Web Service Company, Inc., of record in Book 11738, page 240, Register's Office for Davidson County, Tennessee.

7. Driveway and Parking Space Easement Agreement of record in Book 4931, page 498, said Register's Office.