[redacted]
58B

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Tennash Realty Corporation. 300 Hempstead Turnpike Ste 110 West Hempstead, NY 11552	Same	Map 082-12-0 Parcel 296.00
This instrument prepared by: David B. Gray Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 05/07/04 08:44 3pgs
Fees:18.00 Taxes:888.00
20040507-0052135

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, SwanFrost, Inc., a Tennessee Corortation, ("Grantor") has bargained and sold, and hereby transfers and conveys to Tennash Realty Corp., A Tennessee Corporation (collectively "Grantee"), and their respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. All matters shown on subdivision plan of record in Book 1, Page 41, Chancery Court at Nashville, Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 962 Main Street Nashville, TN 37206.

EXECUTED this 4th day of May, 2004.

SwanFrost, Inc., a Tennessee corporation

BY: _____
Ted A. Swanson, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Ted A. Swanson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence.) and who, upon oath, acknowledged himself to be President of SwanFrost, Inc., the within named bargainor, a Tennessee Corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

WITNESS my hand and seal, this 4th day of May, 2004.

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:
1-29-04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

AFFIANT

Subscribed and sworn to before me this 4TH day of April, 2004.

NOTARY PUBLIC

My Commission Expires:
1-29-04

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

Legal Description Of Property

Being Lot No. 6 and part of Lot No. 7on the Plan of Jane A.M. Davis's Subdivision, as of record in Plan Book 1, Page 41, Chancery Court at Nashville, Davidson County, Tennessee.

Said Lot No. 6 and part of Lot No. 7 front 90 feet on the southerly side of Main Street and extend back 170 feet between parallel lines to an alley.

Included in the about descriptions, but Excluded therefrom, are those portions of Lot No. 6 ad part of Lot No. 7 which were condemned by the Nashville Housing Authority as described by instruments of record in Book 4099, Page 446 and Book 4099, Page 450, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to SwanFrost, Inc. a Tennessee Corporation by Warranty Deed from Simmons Family Limited Partnership, a Tennessee limited Partnership, of record in Instrument No. 20010427-0042851, Register's Office for Davidson County, Tennessee.