(1)

Bk 36

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 09/21/04 14:18 2pgs
Fees:13.00 Taxes:1202.50
20040921-0113614

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September, 2004

Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC AT LARGE
(AFFIX SEAL) Carolyn R. Bullion
My Commission Expires
January 28, 2007
STATE OF TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mustangs Partners, L.L.P. (NAME)	~~First Tennessee Bank~~ (NAME) NEW OWNER	MAP 117-13
4000 Vailwood Drive (ADDRESS)	(ADDRESS)	PARCEL 57
Nashville, TN 37215 (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, Juanita M. Fentress and Charles W. Fentress

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mustangs Partners, L.L.P.

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 described as follows:

TRACT I. Land in Davidson County, Tennessee, being lot number 4 on the Plan of Wallace Subdivision, Part 3, as of record in Book 1130, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

TRACT II. Land in Davidson County, Tennessee, being the southern one-half of unimproved right-of-way (Boview Lane); north of and adjacent to Parcel 57 on Tax Map 117-13, extending from the east margin of Vailwood Drive to the west property line of Parcel No. 97 as designated on Tax Map 117-13. Being part of the same right-of-way that was closed, vacated and abandoned through the adotion of Ordinance No. 085-940 which was passed on third and final reading by the Metropolitan County Council on October 1, 1985.

Being the same property conveyed to Juanita M. Fentress by deed of record in book 10978, page 485 (Tract II) and book 9708, page 283 (Tract I), said Register's Office. Charles W. Fentress, the spouse of Juanita M. Fentress, joins in this conveyance.

unimproved ( )
This is improved (X) property, known as 4000 Vailwood Drive, Nashville, TN 37215
(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 our hand s this 20th day of September, 2004

Juanita M. Fentress
Juanita M. Fentress

Charles W. Fentress
Charles W. Fentress

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Juanita M. Fentress and Charles W. Fentress

the bargainor s, 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 and official seal at Nashville, Tennessee, this 20th day of September, 2004.

Commission expires 1-26-07

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