BOOK 4878 PAGE 556

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

COMMERCE UNION BANK

TO

KMN CO., a partnership composed of W. D. Kilpatrick, Willard Nickens, and Donald E. Marvin

For draftsman's use

THIS INSTRUMENT PREPARED BY
DEARBORN & EWING, ATTORNEYS
1912 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KMN Co., (NAME)	(SAME) (NAME)	MAP 93-15
207 2ND AVE SOUTH (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. NOS.
NASHVILLE, TN. 37201 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	199, 200

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

DEC 31 2 42 PM '74

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 1974

Susan P. Keister
Notary Public

MY COMMISSION EXPIRES: 9/11/75

(AFFIX SEAL)

C83033

For and in Consideration of the sum of TEN AND 00/100 ($10.00)--------

DOLLARS

cash in hand paid to the undersigned, and other good and valuable considerations, the receipt of which is hereby expressly acknowledged, we, Commerce Union Bank, a Tennessee banking corporation, hereinafter referred to as "Grantor,"

250000.00

DEC31 77	CONV	* .00		
DEC31 77	S'TAX		A* 650.00	
DEC31 77	PR'FEE		A* .50	
DEC31 77	W'DEED		A* 6.00	* 656.50

have bargained and sold, and by these presents do transfer and convey unto the said KMN Co., a Tennessee partnership, composed of W. D. Kilpatrick, Willard Nickens, and Donald E. Marvin, hereinafter referred to collectively as "Grantee," its successors ~~heirs~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A parcel of land in the 1st Civil District of Nashville, Davidson County, Tennessee, being part of Lot Nos. 46, 47, 48 and 49 on the map of Barrow Grove, of record in Book S, page 279, R.O.D.C., also being shown on a survey by S. M. McMurray Engineering Company, dated May 6, 1950, as described according to a survey of Barge, Waggoner, Sumner and Cannon, Inc., dated December 20, 1974 and being more particularly described as follows:

Beginning at an iron pin in the westerly margin of Fourth Avenue, South, said iron pin being N 31° 10' W, 25.17 feet from the intersection of the westerly margin of Fourth Avenue, South, and the northerly margin of Mulberry Street, said iron pin also being the northeast corner of the property conveyed to L. L. Daugherty, recorded in Deed Book 194, page 631, R.O.D.C.;

Thence, S 58° 58' W, 165.00 feet with the northerly line of the property conveyed to said L. L. Daugherty to a point in the westerly margin of Alley No. 146;

Thence, N 31° 10' W, 421.76 feet with the westerly margin of said Alley No. 146 to the point of its intersection with the southerly margin on Lafayette Avenue;

Thence, S 70° 50' E, 243.77 feet with the southerly margin of Lafayette Avenue to the point of a curve to the right;

Thence, continuing with the arc of said curve to the right 28.38 feet to a point in the westerly margin of Fourth Avenue, South, said curve having a radius of 41.00 feet, an interior angle of 39° 40', a tangent distance of 14.79 feet and a chord of 27.82 feet, S 51° 00' E;

Thence, S 31° 10' E, 208.16 feet with the westerly margin of Fourth Avenue, South, to the point of beginning;

Containing 1.22± acres.

Being the property conveyed to Commerce Union Bank by Ragland Realty Corporation, recorded May 7, 1948, and recorded in Deed Book 1583, page 404, R.O.D.C., also being the property conveyed to Commerce Union Bank by J. Fred Hatchcock and wife Hazel, recorded in Deed Book 1555, page 523, R.O.D.C.,.

This is { unimproved ( ) improved ( ) } property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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.

And we do covenant with the 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.

And we, Grantor, do further covenant and bind ourselves, our successors heirs and representatives, to warrant and forever defend the title to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 30TH day of DECEMBER, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

COMMERCE UNION BANK

BY: Robert H. Smith, Executive Vice President

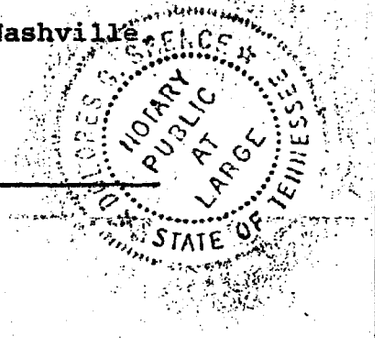
ATTEST:

Hal H. Yarbrough
Assistant Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Delores Spence, a Notary Public within and for the State and County aforesaid, personally appeared Robert H. Smith, and Hal H. Yarbrough, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the Executive Vice President and Assistant Vice President, respectively, of the Commerce Union Bank, the within named bargainor, a Tennessee banking corporation, and that they as such Executive Vice President and Assistant Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert H. Smith, as such Executive Vice President, and attesting the same by the said Hal H. Yarbrough as such Assistant Vice President.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 30th day of December, 1974.



Delores G. Spence
Notary Public

My Commission Expires:

5/8/78