Address of New Owner		Map-Parcel Number
R. B. PARKER, JR. and DONALD P. PAUL (Name)	SAME	93-2-3
Suite 711 J. C. Bradford Building (Address)		Par: 177
4th and Church Nashville, Tenn. 37219		

This Instrument Prepared By:
WILLIAM D. CASTLEMAN, ATTY.
807 American Trust Bldg.
Nashville, Tennessee 37201

BOOK 5425 PAGE 549

WARRANTY UNIT DEED

THIS CONVEYANCE made the 20th day of April, 1979, by and between WILLIAM D. CASTLEMAN, hereinafter referred to as Grantor, and R. B. PARKER, JR. and DONALD P. PAUL, hereinafter referred to as the Grantees,

W I T N E S S E T H :

THEREFORE, in consideration of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto the Grantees, R. B. PARKER, JR. and DONALD P. PAUL, absolutely and in fee simple the following described property located in Davidson County, Tennessee:

THOSE certain premises comprising a portion of the Project known as 219 Market Street Building, said Project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws dated the 20th day of April, 1979, and recorded in the Register's Office for Davidson County, Tennessee, in Book 5424, Page 27, said premises being more particularly described as follows:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $67,500.00 xx.

SUBSCRIBED and sworn to before me this 20th day of April, 1979.

Affiant

Notary Public

My commission Expires: 10-18-81

KATHY J. JONES NOTARY PUBLIC DAVIDSON COUNTY

Unit space labeled No. 4 (being the Fourth story of said project) as shown on the Plan recorded in Book 5200, Page 153, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and other units, all as set forth in said Declaration, and an undivided 25% interest appurtenant to the unit in all common elements of said project as described in said Declaration including the building and land described below:

LAND in Davidson County, Tennessee, being part of Lot No. 26 on the Original Plan of the Town of Nashville, not of record, and being described more particularly as 219 Market Street Building, as shown on Plan of record in Book 5200, Page 153, said Register's Office, as follows:

BEGINNING at the intersection of the westerly margin of Second Avenue North (formerly Market Street) and the southerly margin of Bank Alley and also being the corner of an existing building. Thence, with the westerly margin of Second Avenue North and the wall of existing building 528 deg. 04' 09" E 30.06 ft. to the common walls of the herein described property and building owned by George E. Barrett, Trustee, as of record in Deed Book 5052, Page 991, Register's Office for Davidson County, Tennessee; thence, with the common walls of buildings noted above 561 deg. 50' 29" W 106.52 ft. to the easterly margin of Alley No. 15 and corner of building; thence, with the easterly margin of Alley No. 15 and with building wall N 28 deg. 59' 52" W 30.15 ft. to the southerly margin of Bank Alley and existing corner of building; thence, with the southerly margin of Bank Alley and with the wall of existing building N 61 deg. 53' 06" E, 107.00 ft. to the point of beginning, and containing 3214 sq. ft. or 0.074 acres.

INCLUDED in this conveyance is the air space above the roof of the existing building with full rights in the Grantees only, for the purpose of constructing upon and into so much of the air space as the Grantees may determine an additional, or part of an additional floor to said building. In this regard, it is expressly understood and agreed that this conveyance of the air space and the rights thereto shall not run with the land and in the event the Grantees or either of them shall fail to utilize the said air space for the construction of part of an additional floor or an additional floor to said building, then and in such event, the right to the air space conveyed herein shall revert back to the Grantor. The Grantor binds himself, his successors and assigns and covenants with the Grantees only, not to interfere with the use of the air space so conveyed and shall permit use of and access through such portion of the roof of the existing building as may be necessary for access and entryway to said superimposed structure onto the air space, which use shall create an easement on and through the roof of the building. The rights to the air space granted herein to Grantees shall not include the space utilized for the said building for plumbing, pipes, air conditioning vents or any other uses necessary for the other floors of said building. The Grantees bind themselves and convenant and agree with the Grantor that the cost of construction or creating any such access, should they elect to do so, will be borne entirely by the Grantees.

BEING part of the same property conveyed to William D. Castleman and wife, Catherine B. Castleman, by deed from Tom M. Harris and wife, Maud Bell Harris, of record in Book 4702, Page 327, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Catherine B.

Castleman to William D. Castleman, of record in Book 5424, Page 25, Register's Office for Davidson County, Tennessee.

SAID conveyance shall include the right of ingress and egress from said property and the right to use, for all proper purposes in common with the Grantor, his successors and assigns, and all other occupants from time to time, any and all portions of the project designated by statute and the Declaration as common elements.

SAID conveyance shall be subject to the following reservations, restrictions on use and covenants and obligations as set forth in the Master Deed and Declaration dated April 20, 1979, and of record in the Register's Office for Davidson County, Tennessee, in Book 5424, Page 27, as set forth in the By-laws of the Association of the Owners attached thereto, and as it may be amended from time to time, said By-laws to be filed with the Board of Directors of said Association, all of which restrictions, payment of charges, and all other covenants, agreements, obligations, conditions and provisions are incorporated in this Deed by reference, and constitute and shall constitute covenants running with the land, equitable servitude and liens to the extent set forth in said documents and as provided by law, and all of which are accepted by the Grantees as binding and to be binding on the Grantees and his or its successors, heirs, administrators, executors, and assigns or the heirs and assigns of the survivor of them, as the case may be.

TO HAVE AND TO HOLD the same with all improvements, tenements, rights, easements, privileges and appurtenances thereunto belonging or otherwise appertaining or held or enjoyed therewith unto the Grantees and his, their or its successors, heirs, administrators, executors and assigns or the heirs and assigns of the survivors of them, as the case may be, subject as aforesaid, forever.

AND Grantor, hereby for itself and its successors and assigns, covenants and agrees with the Grantees as hereinabove described, that the Grantor is lawfully seized in fee simple of the property herein conveyed; that he has good right to sell and convey the same in the amount set forth herein; and that said property con-

veyed is free and clear of all encumbrances, except as may be noted herein; and the Grantor, his successors and assigns shall warrant and defend the same to the Grantees as hereinabove described forever against the lawful claims and demands of all persons, except as aforesaid.

AND the Grantees in consideration of the foregoing conveyance hereby covenant and agree with the Grantor and the Grantees, assume and agree to pay the pro-rata share, in the same proportion as the undivided interest conveyed herein, of the principal balance due under the above described assessment as and when the principal and interest fall due and will save the Grantor, his successors and assigns harmless and will indemnify them against all claims and demands whatsoever which shall hereafter arise from or in connection with said assessment.

IN WITNESS WHEREOF, the Grantor and the Grantees have caused this conveyance to be executed on the day and year first above written.

WILLIAM D. CASTLEMAN, Grantor

R. B. PARKER, JR., Grantee

DONALD P. PAUL, Grantee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM D. CASTLEMAN, Grantor, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of April, 1979.

Kathy D. Ivey
Notary Public

NOTARY PUBLIC - KATHY J. IVEY - DAVIDSON COUNTY

My Commission expires:

10-18-81

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 R. B. PARKER, JR., Grantee, and DONALD P. PAUL, Grantee, the bargainors, with whom I am personally acquainted, 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 April, 1979.

Robin J. Parker
Notary Public

My Commission expires:

1/15/83

ROBIN J. PARKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IDENTIF. REFERENCE

APR 24 3 21 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

F. 2. 5. 7. 1. 5.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5425 PAGE 554

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			67500.00- CO	
			175.50 CO TX	
			.50 PRFEE	
			10.00 WDEED	
			CHECK	186.00-
81	1A	04/24/79	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 257 I 5

1
IDENTIF. REFERENCE

APR 24 3 22 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 679395