Prepared by W. W. Berry Sr.
First American Center

WARRANTY DEED

BOOK 5692 PAGE 703

FROM: Gilbert S. Fox, Trustee

TO: 152 Market Street Association

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
152 Market Street Association c/o William E. Connelly 301 Church Street Nashville, Tennessee 37201	Same	132-4-10 Field Book Numbers 6DA 35795

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Million Five Hundred Twenty-Five Thousand and 00/100 Dollars ($1,525,000).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 18 day of December, 19 82.

Notary Public

My Commission Expires: 1-22-84

FOR AND IN CONSIDERATION OF the sum of $1,525,000, of which $450,000 has been paid in cash by 152 Market Street Association, a general partnership composed of The Cumberland Group (a general partnership composed of Glenn G. Dukes, Buddy R. Dukes, Leonard E. Primm, G. Frank Ryan, and Steve H. Snowden), Baker & Kestner (a general partnership composed of Gary T. Baker and Michael S. Kestner), and Preservation Plus (a general partnership composed of William E. Connelly and Jeanette Dalton), hereinafter called "Grantee", the receipt of which is hereby acknowledged and for the remaining $1,075,000, Grantee has executed and delivered its Promissory Note payable to Gilbert S. Fox, Trustee, hereinafter called "Grantor", and which Note is secured by a Deed of Trust of even date herewith on the property hereinafter described from Grantee to William W. Berry, Sr., Trustee; Grantor, with full power to transfer, mortgage and convey without the joinder of any beneficiary, has bargained and sold, and by these presents does transfer and convey unto the Grantee, its successors 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 according to a survey made by Barge, Waggoner and Sumner, Inc., dated October 24, 1967, and revised March 13, 1969, and revised March 25, 1969, as follows:
>
> BEGINNING at a point of intersection of the center lines of Armory Drive and Sidco Drive; thence south along the

12/19 3971.50- CHECK

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center line of Sidco Drive, a distance of 1152.6 feet; thence at right angles eastwardly a distance of 25 feet to a point on the east margin of Sidco Drive which is the point of beginning; thence with the east line of Sidco Drive, South 1°57' West a distance of 400 feet to a point; thence North 88°10'30" East a distance of 740.09 feet to an iron pin; thence North 1°57' East a distance of 332.32 feet to an iron pin; thence North 70°04'30" West a distance of 317.17 feet to an iron pin; thence South 88°10'30" West a distance of 437.74 feet to an iron pin in the east margin of Sidco Drive; thence with said margin, South 1°57' West a distance of 50.11 feet to the point of beginning, and having a total area of 7.22 acres, more or less.

Being property conveyed to Gilbert S. Fox, Trustee, by deeds from the Louisville and Nashville Railroad Company, of record in Book 2855, page 147 and Book 4248, page 295, as corrected in Book 4329, page 736, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3040 Sidco Drive, Nashville, Tennessee.

By this conveyance Grantor also conveys and assigns to Grantee all of Grantor's interest as Landlord in a certain lease of the above described property from Kuhn's-Big K Stores Corp. to Service Merchandise Company, Inc. dated January 29, 1979, and assigned to Grantor, to which lease this conveyance is made subject.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

And Grantor as such Trustee but no further or otherwise, does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for a lien for 1980 taxes which are to be paid by Service Merchandise Company, Inc. and the above described lease to said company.

And Grantor, as such Trustee but no further or otherwise, does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 18th day of December, 1980.

Gilbert S. Fox

GILBERT S. FOX, Trustee

IDENTIF. REFERENCE
FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TENN.
Dec 19 3 35 PM '80

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Virginia L. Lynch, a Notary Public in and for said County and State, the within named GILBERT S. FOX, 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 18 day of December, 1980.

Virginia L. Lynch

Notary Public

My Commission Expires:
4/22/84

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

BOOK 5692 PAGE 705

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
	CO.	1,525,000.00		
			3965.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 3971.50-	
1367A	12/19/80	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

DEC 19 3 36 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 798595