Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
152 Market Street Association 301 Church St Nashville, Tn 37201 Attn Wm. Connelly	same	132-4-10

This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars cash in hand paid, and in consideration of the conveyance to the Grantee of certain real property in Davidson County, Tennessee, consisting of 7.22 acres, more or less, at the intersection of Armory Drive and Sidco Drive, Nashville Sash & Door Co., Inc., a Tennessee corporation, has bargained and sold and does convey to 152 Market Street Association, a Tennessee general partnership composed of three Tennessee general partnerships, namely:

(a) The Cumberland Group, a partnership composed of Glenn G. Dukes, Buddy R. Dukes, Leonard E. Primm, G. Frank Ryan, and Steve H. Snowden;

(b) Baker and Kestner, a partnership composed of Gary T. Baker and Michael S. Kestner; and

(c) Preservation Plus, a partnership composed of William E. Connelly and Jeanette Dalton,

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

Leonard E. Primm
Affiant

Subscribed and sworn to before me this 12th day of December, 1980.

Robert L. Buchanan
Notary Public
My commission Expires: [illegible]

BUCHANAN, ALLEN & STIDHAM ATTORNEYS NASHVILLE TENN.

12/19 2612.50- CHECK

1370

and to the successors and assigns of said Partnership, a certain tract or parcel of land in Davidson County, Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

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 year 1980, payment of which will be made by the Grantor.

2. Easement for support and maintenance of party walls along the southerly line of Tract 1 and the northerly line of Tract 3.

The Property is also encumbered by a vendor's lien contained in a deed from Golda T. Blum to the Grantor, of record in Book 5547, page 304, Register's Office for said county. The payment of the indebtedness secured by this vendor's lien is not assumed and Grantor warrants that it will indemnify and hold Grantee harmless from all liability on account thereof. Further, Grantor warrants that it shall cause said indebtedness to be paid in full, and will cause said vendor's lien to be released of record at or prior to the expiration of a Lease respecting the Property which is being entered into between the Grantor and the Grantee concurrently herewith.

This is improved property, known as 152 2nd Avenue North, Nashville, Tennessee.

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, Grantee's successors and assigns, forever.

And Grantor 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 as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 8th day of December, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

NASHVILLE SASH & DOOR CO., INC.

By Sidney S. McAlister
Pres.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Robert H. Buchanan, a Notary Public of the State and County aforesaid, personally appeared Sidney S McAlister, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Nashville Sash & Door Co., Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, 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, at office in Nashville, Tennessee, this 12th day of December, 1980.

Robert H. Buchanan
Notary Public

My Commission Expires:

RUSH

IDENTIF. REFERENCE

DEC 19 3 42 PM '80

FELIX A. ERILLO, REGISTER
DAVIDSON COUNTY, TENN.

322798

TRACT 1:

Land in Davidson County, Tennessee, being parts of Lots Nos. 13 and 14 on the Plan of the Original Town of Nashville, not of record, described as follows:

Beginning on the easterly margin of 2nd Avenue North, formerly Market Street, in the center of a wall 27 feet 4 1/2 inches south of the southwest corner of the property conveyed to J. B. Deeds by deed from Golda T. Blum et al of record in Book 615, page 730, Register's Office for said County, said point being 513 feet 3 1/2 inches, more or less, south of the southerly margin of Church Street; thence with the center of said wall, eastwardly 212 feet, more or less, to the westerly margin of 1st Avenue North, formerly Front or Water Street; thence with said Avenue, southwardly 28 feet 7 inches to a point in a partition wall, the northeast corner of the property conveyed to Royal Oaks Apartment Company by deed from Louis T. Derryberry et al of record in Book 1194, page 315, said Register's Office; thence with the northerly line of said Apartment Company's property, westwardly 212 feet, more or less, to the easterly margin of 2nd Avenue North; thence with said Avenue, northwardly 28 feet 7 inches to the beginning.

Being the same property conveyed to Nashville Sash & Door Co., Inc. by deed from Golda T. Blum of record in Book 5547, page 304, Register's Office for said County.

TRACT 2:

Land in Davidson County, Tennessee, being part of lot No. 13 on the plan of tne Original Town of Nashville, not of record, described as follows:

Beginning on the easterly margin of 2nd Avenue North, formerly Market Street, in the center of a wall, the southwest corner of the property conveyed to J. B. Deeds by deed from Golda T. Blum et al of record in Book 615, page 730, Register's Office for said County, said point being 485 feet 11 inches, more or less, south of the southerly margin of Churcn Street; tnence with the center of said wall, eastwardly 212 feet, more or less, to the westerly margin of 1st Avenue North, formerly Front or Water Street; thence with said Avenue, southwardly 27 feet 4 1/2 inches to the center of another wall; thence with the center of said last mentioned wall, westwardly 212 feet, more or less, to the easterly margin of 2nd Avenue North; tnence with said Avenue, northwardly 27 feet 4 1/2 inches to the beginning.

Being the same property conveyed to Nashville Sash & Door Company, a partnership, by deed from Seymour Samuels, Jr. and Evelyn Samuels Solin, of record in Book 2860, page 436, said Register's Office.

TRACT 3:

Land in Davidson County, Tennessee, being part of Lot No. 13 on the Original Plan of Nashville, not of record, on the East side of Second Avenue North, between Broad Street and Churcn Street, described as follows:

Beginning at a point on the easterly margin of Second Avenue North, formerly Market Street, so as to include one-third of the south wall of the most southerly house in John T. Foote's Brook Block of Buildings; thence with the easterly margin of said Avenue, southerly 28 feet 11 inches to the center of a brick wall; thence easterly with the center of said brick wall 212 feet, more or less, to the westerly margin of First Avenue North, formerly Front or Water Street; thence with the westerly margin of said Avenue, northerly 28 feet 11 inches to a point in John T. Foote's Spring Brook Block of Buildings; thence westerly so as to include one-third of the south wall of said Block of Buildings 212 feet, more or less, to the beginning.

Being the same property conveyed to Nashville Sash & Door Company, a partnership, by deed from Edward A. Deeds and wife, Elizabeth W. Deeds, of record in Book 1715, page 387, said Register's Office.

Tracts 2 and 3 have been subsequently conveyed to Nashville Sash & Door Co., Inc. by deed from Nashville Sash & Door Company, a partnership, of record in Book 5692, page 61, Register's Office for said County.

EXHIBIT A

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5692 PAGE 720

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		$1,000,000.00	
			2600.00	CO TX
			.50	PRFEE
			12.00	WDEED
			CHECK	2612.50-
			1370A12/19/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3227-98

T
IDENTIF. REFERENCE

Dec 19 3 42 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 798598