This instrument prepared by:
George E. Mudter, Jr., Atty.
254 Highlands Building
Brentwood, Tennessee 37027

WARRANTY DEED

BOOK 5718 PAGE 810

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Building Conservation Technology (NAME)	New Owner (NAME)	93-2
19 West 44th Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	4-16 & 4-17
New York, New York 10036 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	5W-1000 5W-4340

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) *Dollars,* and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

TED WELCH, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto XXXXX BUILDING CONSERVATION TECHNOLOGY, INC., a New York Corporation

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being part of Lot No. 12 in the Original Plan of Nashville, not of record, described as follows:

Beginning at a point in the east margin of Second Avenue, North, formerly Market Street, fifty-eight feet and four inches southerly from the southeast corner of said Avenue and Church Street; thence with the east margin of said Second Avenue, North southerly nineteen (19) feet to the northwest corner of a part of said Lot No. 12, formerly known as the dower of Elizabeth Boyd; thence at right angles to said Avenue, easterly and with said dower line two hundred and eleven (211) feet, more or less, to the west margin of First Avenue, North, formerly Water or Front Street; thence with the west margin of said First Avenue northerly seventy-seven feet four inches, more or less, to the corner of said Avenue and Church Street; thence with the southerly margin of Church Street, westerly one hundred five and one-half (105-½) feet, more or less, to a point half way between said First and Second Avenues; thence at right angles southerly fifty-eight feet and four inches; thence at right angles westerly one hundred five and one-half (105-½) feet, more or less, to the beginning.

Being the same property conveyed to Ted Welch by deed from R. C. Mathews, Contractor, Inc. of record in Book 5548, page 683, Register's Office for said County.

This conveyance is made subject to: (1) Taxes for 1981, (2) Deed of Trust of record in Book 5548, page 687, Register's Office for said County, and, (3) Vendor's Lien of record in Book 4822, page 216, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $245,000.00

Subscribed and sworn to before me, this the 24th day of February 19 81

Affiant

My commission expires: 4-17-83 (Affix Seal)

Notary Public

unimproved ( )
This is improved XX property, known as 182 (House Number) Second Avenue (Street), Nashville (P.O. Address), Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 24th *day of* February, *19* 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ted Welch

TED WELCH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5718 PAGE 812

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TED WELCH

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 24th day of February, 19 81.

Helen D. Scott, Notary Public.

Commission Expires 4-17-83

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19 .

, Notary Public.

Commission Expires .

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission Expires .

WARRANTY DEED

FROM

TED WELCH

TO

BUILDING CONSERVATION TECHNOLOGY, INC.,

a New York Corporation

G 3 2 3 1 5

IDENTIF. REFERENCE

MAR 9 10 54 AM '81

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5718 PAGE 813

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

File Box 38

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5718 PAGE 814

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
			245000.00-	CO
			637.00	CO TX
			.50	PRFEE
			12.00	WDEED
			CHECK	649.50-
			3603A03/09/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

632315

IDENTIFICATION REFERENCE

MAR 9 10 54 AM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 810356