This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White
26th Floor, First American Center
Nashville, Tennessee 37238

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Industrial Development Board of The Metropolitan Government of Nashville and Davidson County	The Industrial Development Board of The Metropolitan Government of Nashville and Davidson County	93-5.2-10 93-5.2-8 93-5.2-11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the ~~XXXXX~~ issuance of a Second Mortgage Revenue Note, Series A, (Seventh Avenue Associates Project) in the principal amount of Nine Hundred Thousand *Dollars,* ($900,000.00) by The Industrial Development Board of The Metropolitan Government of Nashville and Davidson County, the receipt of which is hereby acknowledged,

Ervin M. Entrekin, Trustee ("Grantor")

have this day bargained and sold, and do hereby transfer and convey unto the said The Industrial Development Board of The Metropolitan Government of Nashville and Davidson County,

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

TRACT I:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the east by Seventh Avenue, North, and on the west by Polk Avenue and being part of Lots 137 and 149 on the Map of the Original Town of Nashville, not of record, more particularly described as follows:

Beginning at an iron pin in the westerly margin of Seventh Avenue, North, 146.30 feet from the northerly margin of Church Street; thence, leaving Seventh Avenue, North, and a common line with First American National Bank, Trustee, and Comer Realty Company property, south 50 degrees 38 minutes west 190.08 feet to a railroad spike in the easterly margin of Polk Avenue; thence, with Polk Avenue, north 39 degrees 16 minutes west 100.06 feet to a P.K. spike in a lead plug in Alley No. 103; thence, with Alley No. 103, north 50 degrees 36 minutes east, 190.03 feet to an iron pin in the westerly margin of Seventh Avenue, North; thence, with Seventh Avenue, North, south 39 degrees 18 minutes east, 100.19 feet to the point of beginning, containing 0.44 acre, more or less.

Being the same property conveyed to Ervin M. Entrekin, Trustee by deed from Nashville Young Women's Christian Association, of record in Book 5268, Page 664, Register's Office for Davidson County, Tennessee.

TRACT II:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the east by Seventh Avenue, North, and being part of Lot 136 on the Map of the Original Town of Nashville, not of record, more particularly described as follows:

Beginning at a point in the westerly margin of Seventh Avenue, North, 93.00 feet from the southerly margin of Union Street; thence, south 39 degrees 18 minutes east, 149.30 feet to a railroad spike in Alley No. 103; thence, with said alley and leaving Seventh Avenue, North, south 50 degrees 36 minutes west, 146.82 feet; thence, leaving Alley No. 103 and a common line with Paul F. Durham and Gilbert Lee Cohen, respectively, north 39 degrees 16 minutes west, 148.50 feet to an iron pin; thence, north 50 degrees 17 minutes east, 146.74 feet to the point of beginning, containing 0.50 acre, more or less.

Being the same property conveyed to Ervin M. Entrekin, Trustee, by deed from John M. Grissim and James V. Blevins, partners, of record in Book 5309, Page 304, Register's Office for Davidson County, Tennessee.

CHECK 07/10 9.00-

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This conveyance is subject to the following:

1. 1981 taxes which have been prorated and are assumed by the Grantee.

2. Easement for right-of-way of alley lying along southerly line of Tract I.

3. Assignment of rents to Life & Casualty Insurance Company of Tennessee of record in Book 2791, Page 362, said Register's Office (unrecorded lease).

4. In prior deed of record in Book 1380, Page 174, said Register's Office, from Polk Realty & Construction Company, Inc. to Henry Newhoff, it is recited that the window sills on the north side of the Bennie-Dillon Building encroach about two inches over the south line of Tract II.

5. Unrecorded lease of Tract II between Grace's Realty Corporation as lessor and Central Parking System, Inc. as lessee, dated January 1, 1974. Grantor hereby assigns all Grantor's right, title and interest in said lease to Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 900,000.00

Subscribed and sworn to before me, this the 10th day of July 1981

Affiant

My commission expires: July 21, 1984
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 211-213 Seventh Avenue, North, Nashville, Tennessee
(House Number) (Street) P.O. Address: (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 tenth (10th) *day of* July, 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.*

ERVIN M. ENTREKIN, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Juanita V. Thomason, *a Notary Public in and for said County and State, the within named* Ervin M. Entrekin, Trustee

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* 10th *day of* July, *19* 81

Juanita V. Thomason, *Notary Public.*

JUANITA V. THOMASON NOTARY PUBLIC STATE OF TENNESSEE LARGE

Commission Expires July 21, 1984

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.....

IDENTIF. REFERENCE

FILED
Jun 10 4 37 PM '81
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

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