THIS INSTRUMENT PREPARED BY:
Richard F. Warren, Jr.
Boult, Cummings Conners & Berry
21st Floor, First American Ctr.
Nashville, Tenn. 37238

WARRANTY DEED

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thompson B. Patterson,	Same	93-5.2-10
c/o Jacques - (NAME) Trustee Miller, Inc., 14th Fl., Parkway Towers	(NAME)	93-5.2-8
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37219	(STREET ADDRESS)	93-5.2-11
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BOOK 5768 PAGE 646

FOR AND IN CONSIDERATION of the sum of ..... *Dollars,*

The Industrial Development Board of The Metropolitan Government of Nashville and Davidson County ("Grantor")

has bargained and sold, and does hereby transfer and convey unto the said

Thompson B. Patterson, Trustee ("Grantee") his

(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 Grantor by deed from Ervin M. Entrekin, Trustee, recorded simultaneously herewith.

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 Grantor by deed from Ervin M. Entrekin, Trustee, recorded simultaneously herewith.

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: October 18, 1981
(Affix Seal)

Notary Public

This is improved property, known as 211-213 Seventh Avenue, North, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his successors, heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set forth above.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons; provided, however, that Grantor's liability under this warranty shall be limited to Grantor's claims against other parties in its chain of title, except for claims of persons claiming by, through, or under Grantor, for which Grantor shall be fully responsible.

WITNESS our hands this 10th day of ~~June~~ July, 1981, the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

THE INDUSTRIAL DEVELOPMENT BOARD
OF THE METROPOLITAN GOVERNMENT OF
NASHVILLE AND DAVIDSON COUNTY

By: _____
Vice Chairman

By: Nettie Scalf
Secretary

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Beverly Garner, a Notary Public of the State and County aforesaid, personally appeared William E. McDonald and Nettie Scalf, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Vice- Chairman and — Secretary of The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, the within named bargainor, a corporation, and that they as such Vice- Chairman and — Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as Vice- Chairman and — Secretary.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 10th day of ~~June~~ July, 1981.

Beverly Garner
NOTARY PUBLIC

My Commission Expires: Jan. 22, 1984

BEVERLY GARNER NOTARY PUBLIC AT LARGE STATE OF TENN.

RUSH

G.S.O. 1.92

IDENTIF. REFERENCE

JUL 10 4 38 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

07/10 2349.50- CHECK

6091

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

RECEIVED OF _____ BOOK 5768 PAGE 649

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

900000.00- CO
2340.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 2349.50-
6091A07/10/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G5.01.92

IDENTIF. REFERENCE

JUL 10 4 38 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 832020