ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
BLAIR - 21 COMPANY	same	104-16-53, and
(NAME)	(NAME)	
2501 21st Ave. So.		104-16-62
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37212		24W-02755
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	24W-08295

WARRANTY DEED

BOOK 5780 PAGE 826

For and in consideration of the sum of TEN and no/100---------- DOLLARS

cash in hand paid by the Grantee to the Grantors, the receipt and sufficiency of which is hereby acknowledged by the Grantors, and other good and valuable considerations including but not limited thereto the assumption by the Grantee of that certain mortgage indebtedness as evidenced by Deed of Trust of record at Book 5536, page 887 (re-recorded at Book 5537, page 504) Register's Office for Davidson County, Tennessee, securing a note in the original principal amount of $150,000.00,

WE, PHILIP KINNARD and wife, CLIFFE S. KINNARD, the Grantors

have bargained and sold, and by these presents do transfer and convey unto the said BLAIR-21 COMPANY, a Tennessee Partnership of Lon F. Raby, William H. Freeman and James A. Webb, III, the Grantee

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT "A" attached hereto and made a part hereof the same as if copied verbatim herein for a complete description of the property conveyed hereby.

Being all the same property conveyed to Philip Kinnard and wife, Cliffe S. Kinnard by deed dated March 13, 1967 from Hesta P. Munns and by deed from Frances Settle Johnson et vir, Hollis Johnson dated November 27, 1979, as of record in Book 4112, page 222, and Book 5536, page 885, Register's Office for Davidson County, Tennessee, respectively.

This conveyance is subject to:

1. 1981 real estate taxes which have been prorated this date and the Grantee assumes in full.
2. An easement for the use of an alley as of record at Book 5752, page 786, Register's Office for said County.
3. Conditional assignment of rentals agreement as of record in Book 5536, page 896, as re-recorded at Book 5537, page 512, Register's Office for said County.
4. The beforementioned Deed of Trust in favor of Third National Bank as of record as mentioned, which the Grantee expressly assumes and agrees to pay as part of the consideration for this transfer.

This is ~~xxxxxx~~(unimproved XX) property, known as 2200 21st Avenue So., Nashville, Tn. 37212
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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 7th day of August, 1981.

Philip Kinnard
PHILIP KINNARD

Cliffe S. Kinnard
CLIFFE S. KINNARD

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5780 PAGE 827

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip Kinnard and wife, Cliffe S. Kinnard

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

Witness my hand and official seal at Nashville, TN., this 7th day of August, 1981.

My commission expires 10-21-84 Notary Public Marbut Glenn Gaston

STATE OF TENNESSEE
COUNTY OF _____

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

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 475,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

William H. Wilson

Sworn to and subscribed before me
this 7th day of August, 1981.

My commission expires 10-21-84 Notary Public Marbut Glenn Gaston

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Rd., Nashville 37215

Name Address

1582 08/11 1244.50- CHECK

WARRANTY DEED

FROM PHILIP KINNARD and wife,

TO CLIFFE S. KINNARD

BLAIR-21 COMPANY, a Tennessee Partnership

G 5 4 6 6 5

IDENTIF. REFERENCE

AUG 11 9 16 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

EXHIBIT A

Two tracts or parcels of land in Davidson County, Tennessee, described as follows:

TRACT I:
Land in Davidson County, Tennessee, being part of Lots Nos. 61 and 62 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117, Register's Office for said County, described as follows:

Beginning at the southeast corner of 21st Avenue South, as widened, and Blair Boulevard; thence with the southerly margin of Blair Boulevard, eastwardly 133.2 feet, more or less, to the westerly margin of an alley; thence with the westerly margin of said alley, southwardly 99 feet; more or less, to a point; thence westwardly and parallel with Blair Boulevard 174.2 feet, more or less, to the easterly margin of 21st Avenue South; thence with the easterly margin of 21st Avenue South, northwardly 103 feet, more or less, to the beginning.

Included in, but expressly excluded from, the above description is that property deed to the State of Tennessee for purposes of a right-of-way in Book 4730, page 46, Register's Office for said County.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 57 and the westerly 10 feet of Lot No. 56 on the Map of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 57 and part of Lot No. 56 adjoin and front together 100 feet on the southerly margin of Blair Boulevard, and run back between parallel lines with the easterly margin of an alley 170 feet to an alley in the rear.

Grantor also conveys all their right, title and interest in and to Alley #922, located between Tracts I and II, which was closed by Metropolitan Nashville Government Bill No. 081-584.

Phillip Kinnard
Elfgie D. Kinnard

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5780 PAGE 829

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
			475000.00-	CO
			1235.00	CO TX
			.50	PRFEE
			6.00	WDEED
			3.00	WDEED
				CHECK 1244.50-
			1582A08/11/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5 4 6 6 5

IDENTIF. REFERENCE T

AUG 11 9 16 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 837309