OFFICIAL RECEIPT

4030

This Instrument Prepared By:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

BOOK 5877 PAGE 614

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Eddy A. Brown, Trustee c/o Phoenix Enterprises 200 4th Ave. N. Nashville, Tenn. 37219	Same	93-2-3-159

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Phillips & Buttorff Corporation, a Tennessee corporation ("Grantor") has bargained and sold and by these presents does hereby transfer and convey unto EDDY A. BROWN, Trustee with full power to sell, mortgage or convey without the joinder of any beneficiary, and no purchaser, mortgagee, or other transferee shall be required to see to the application of the proceeds thereof ("Grantee"), his successors and assigns, the following described property situated in Davidson County, Tennessee, to-wit:

A TRACT of land located in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee. Bounded on the east by Second Avenue North, on the south by Bank Alley (Alley No. 4), on the west by Third Avenue North, on the north by Fourth Church Investment Company, Inc., and Industrial Realty, Inc., and being more particularly described on a survey dated April 20, 1982 by American Surveying & Engineering Co. as follows:

BEGINNING at a P&K nail located in the westerly right of way margin of Second Avenue North at said margins intersection with the northerly right of way margin of Bank Alley (Metro Alley No. 4); Thence, following the northerly right of way margin of Bank Alley, South 62 degrees, 31 minutes West, a distance of 225.13 feet to a P&K nail located where said margin intersects the easterly right of way margin of Third Avenue North; Thence, following the easterly right of way margin of Third Avenue North, North 27 degrees, 40 minutes West, a distance of 55.03 feet to a point located in the southerly boundary of the Fourth Church Investment Company property, as recorded in Book 5428, page 509, R.O.D.C., Tennessee; Thence, following said boundary between two building walls, North 62 degrees, 31 minutes East, a distance of 112.79 feet, to a point; Thence, North 27 degrees, 17 minutes West, a distance of 19.84 feet, to a point located in the southerly boundary of

the Industrial Realty Company property, as recorded in Book 3499, page 419, R.O.D.C., Tennessee; Thence, following the aforementioned south boundary between two building walls, North 62 degrees, 31 minutes East, a distance of 113.16 feet, to a P&K nail located in the westerly right of way margin of Second Avenue North; Thence, following the westerly right of way margin of Second Avenue North, South 26 degrees, 56 minutes East, a distance of 74.88 feet to the point of beginning.

TRACT contains 14,652.7 square feet or 0.34 acre, more or less.

The above described property was conveyed to Industrial Realty Co., Inc. by deed from Merchants Warehouse Co., of record in Book 3499, page 507, Register's office for said County, the said Industrial Realty Co., Inc. having since merged into Phillips & Buttorff Corporation, a Tennessee corporation.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereunto belonging to the said Grantee, his successors and assigns, forever.

And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except by taxes for the year 1982; applicable building and zoning regulations; all existing highway, roadway and utility easements and such state of facts as an accurate survey would disclose.

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

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer on the date appearing in the acknowledgment below, to make this conveyance on the 27th day of April, 1982.

PHILLIPS & BUTTORFF CORPORATION

By: Paul A Targis
Its: Vice President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 5877 PAGE 616

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared PAUL A. HARGIS _____ with whom I am personally acquainted, and who, upon oath, acknowledged HIMSELF to be VICE-PRESIDENT of the Phillips & Buttorff Corporation, the within named bargainor, a corporation, and that HE _____ as such VICE PRESIDENT, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said PAUL A. HARGIS as such VICE PRESIDENT.

Witness my hand and seal, at office in Nashville, Tennessee, this 27th day of April, 1982.

Michael W. Clark
Notary Public

My Commission Expires:

April 22, 1984

RUSH

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $1,500,000.00.

G.S. 8809

IDENTIF. REFERENCE

APR 27 12 40 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Paul A. Hargis
Affiant

Sworn to and subscribed before me this 27th day of April, 1982.

Michael W. Clark
Notary Public

My Commission Expires:

April 22, 1984

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 5877 PAGE 617

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
		1,500,000.00	CO	
			3900.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 3909.50-	
		4030A04/27/82	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.8.8809

IDENTIF. REFERENCE

APR 27 12 40 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 878089