OFFICIAL RECEIPT

FORM NO. WD-1

BOOK 5877 PAGE 727

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 1982

Notary Public

MY COMMISSION EXPIRES: Aug - Rev

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALF ADAMS, JR., Attorney, 300 James Robertson Parkway, Nashville, Tn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
One Union Street (NAME)	Same (NAME)	93-2-4
1 Union Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 2
Nashville, Tn. 37219 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, S. RALPH BROWN and wife, HELEN O. BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO One Union Street, a joint venture composed of S. Ralph Brown, Alf Adams, Jr., RICHARD D. TAYLOR, MICHAEL J. PHILBIN, WM. RITCHIE PIGUE & L. GINO MARCHETTI, JR.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 10 on the Original Plan of the Town of Nashville, not of record, and described according to a survey by R.L. Montoya Land Surveying dated October 29, 1980 as follows:

Beginning at an iron pin at the right of way intersection of First Avenue North and Brandon Street; thence, along the north margin of Brandon Street South 62 degrees 56 minutes 7 seconds west 115.64 feet to a point, said point being in the centerline of the firewall; thence, along the said centerline north 27 degrees 33 minutes 11 seconds West 34.38 feet to a point in the south margin of Union Street, also being in the centerline of the firewall; thence, along the south margin of Union Street North 62 degrees 26 minutes 49 seconds East 116.12 feet to a P.K. Nail; thence, along the west margin of First Avenue North South 26 degrees 45 minutes 33 seconds East 35.38 feet to the point of beginning, containing 4044 square feet, 0.093 acres more or less, being the same property conveyed to S. Ralph Brown by deed from Grace S. Alford Gold, of record in Deed Book 5650, Page 885, Register's Office for Davidson County, Tennessee

This conveyance is of a one-half undivided interest in fee simple, as tenant in common, to S. Ralph Brown, and a one-tenth undivided interest in fee simple, as tenant in common, to each of the following grantees: Alf Adams, Jr., Richard D. Taylor, Michael J. Philbin, Wm. Ritchie Pigue & L. Gino Marchetti, Jr., subject to all of the terms and provisions of the joint venture agreement dated June 30, 1981, and all amendments thereto, between the grantees for the formation of the joint venture known as One Union Street.

This is unimproved ( ) improved (X) property, known as 1 (House Number) Union Street (Street) Nashville, Tennessee (P. O. Address) 37219 (City or Town) (Postal Zip)

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. Wherever 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 27th day of April, 19 82

S. Ralph Brown

Helen O. Brown

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 5877 PAGE 728

Personally appeared before me, Suzanne Wood, a Notary Public in and for said County and State, the within named S. RALPH BROWN and wife, HELEN O. BROWN

the bargainor S, 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, Tennessee, this 27th day of April 1982

Commission expires 1-19-86

Suzanne Wood
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

G. 8 8 8 3 2

RUSH

IDENTIF. REFERENCE

APR 27 3 13 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

4056 04/27 266.50- CHECK

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

RECEIVED OF _____ BOOK 5877 PAGE 729

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
			100000.00- CO	
			260.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	266.50-
			4056A04/27/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8 8 8 3 2

IDENTIF. REFERENCE

APR 27 3 13 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 878115