(3)

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $604,140.00.

Affiant

Subscribed and sworn to before me this 19th day of August, 1982.

Notary Public

My commission expires: July 21, 1984

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
170-172 Historic Waterway Associates Limited Partnership 162 Fourth Avenue, North Nashville, Tennessee 37219	170-172 Historic Waterway Associates Limited Partnership 162 Fourth Avenue, North Nashville, Tennessee 37219	Map 93-6.2 Parcel 65

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, THOMAS C. SCOTT, TRUSTEE, and RCM INTERESTS, a limited partnership, beneficiary, hereinafter collectively referred to as "Grantor", have bargained and sold, and by these presents do transfer and convey unto 170-172 Historic Waterway Associates Limited Partnership, a limited partnership, hereinafter called the "Grantee", its successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being a tract of land in the First Civil District of Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Part of Lot No. 12 of the Original Town of Nashville, 170-172 Second Avenue, North, of record in Book 5800, Page 64, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the easterly margin of Second Avenue, North, said point being the northwesterly corner of the tract described herein; thence, north 63 degrees 20 minutes east, 97.75 feet to a point; thence, south 26 degrees 50 minutes east, 27.50 feet to a point; thence, north 63 degrees 29 minutes east, 111.40 feet to a point in the westerly margin of First Avenue, North, thence, south 27 degrees 02 minutes east, 44.35 feet to a point; thence, south 62 degrees 08 minutes west, 105.00 feet to a point; thence, north 27 degrees 16 minutes west, 18.80 feet to a point; thence, south 63 degrees 06 minutes west, 104.00 feet to a point in the easterly margin of Second Avenue, North; thence, north 27 degrees 01 minute west, 55.97 feet to the point of beginning.

Being the same property conveyed to Thomas C. Scott, Trustee, by deeds from William E. Martin, Trustee, of record in Book 5841, Page 78; and from R. C. Mathews Contractor, Inc., of record in Book 5764, Page 222, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. 1982 taxes which Grantor agrees to pay. Grantee agrees to pay taxes for years after 1982.

2. Easements for any and all party walls affecting the subject property.

3. Declaration of Reciprocal Easement, of record in Book 5927, Page 130, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 170-172 Second Avenue, North, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

And the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

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

Thomas C. Scott, Trustee undertakes no personal or individual liability by execution of this Warranty Deed and the Grantee agrees that Thomas C. Scott, is executing this conveyance in his Trustee capacity only and not individually.

WITNESS our hands, this the 19th day of August, 1982.

Thomas C. Scott, Trustee

THOMAS C. SCOTT, TRUSTEE

RCM INTERESTS, a limited partnership

By: Robert C.H. Mathews

By: Robert C.H. Mathews III

0511:08 IDENTIF. REFERENCE AUG 20 11 44 AM '82 FELIX ... REGISTER DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Juanita D. Thomason, a Notary Public in and for said County and State, the within named THOMAS C. SCOTT, TRUSTEE, the within bargainor, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 19th day of August, 1982.

Juanita D. Thomason
NOTARY PUBLIC

My commission expires: July 21, 1984

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Juanita D. Thomason, of the State and County aforesaid, personally appeared ROBERT C. H. MATHEWS, JR. and ROBERT C. H. MATHEWS, III, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the partners of RCM Interests, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partners.

WITNESS my hand and seal, this 19th day of August, 1982.

Juanita D. Thomason
NOTARY PUBLIC

My commission expires: July 21, 1984

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

604140.00- CO
1570.66 CO TX
.50 PRFEE
6.00 WDEED
CHECK 1577.16-
4640AUG/20/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 5 1 0 8

IDENTIF. REFERENCE

AUG 20 11 44 AM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 897956