WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

BOOK 5928 PAGE 528

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
One Church Street Joint Venture (NAME)	New Owner (NAME)	93-2
P. O. Box 24032 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	4-16 & 4-17
Nashville, TN 37219 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	5W-1000 5W-4340

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, Building Conservation Technology, Inc., a New York corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO One Church Street Joint Venture, a Tennessee general partnership

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:

Being a parcel of land in the First Civil District of Davidson County, Tennessee, located on Church Street between First Avenue North (formerly Water or Front Street) and Second Avenue North (formerly Market Street), being part of Lot No. 12 in the original Town of Nashville, not of record, and being more particularly described as follows:

Beginning at the point of intersection of the westerly margin of First Avenue North and the southerly margin of Church Street;
Thence, with said margin of First Avenue North S 27° 02' E, 78.30 feet to the outside edge (corner) of building;
Thence, leaving said margin S 62° 38' W, 208.76 feet to the easterly margin of Second Avenue North;
Thence, with said margin N 27° 01' W, 18.85 feet to a point, said point being 59.1 feet south of the southerly margin of Church Street;
Thence, leaving said Second Avenue North N 62° 32' E, 103.00 feet;
Thence, N 27° 01' W, 59.07 feet to the southerly margin of Church Street;
Thence, with said margin N 62° 32' E, 105.74 feet to the point of beginning.
Containing 10,221 square feet or 0.23 acre, more or less.
Being the same property conveyed to Building Conservation Technology, Inc., a New York corporation, by deed from Ted Welch, unmarried, of record in Book 5718, page 810, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 182 Second Avenue, North, Nashville, TN 37201 (House Number) (Street) (P. O. Address) (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 successors, assigns 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 _____ hand _____ this 24th day of August, 19 82

BUILDING CONSERVATION TECHNOLOGY INC by FREDERICK ROTHKOPF VICE PRES.

STATE OF _____)

COUNTY OF _____)

BOOK 5928 PAGE 529

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this ___ day of _____, 19___.

Commission Expires: _____

_____
Notary Public

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, Beverly Hanson, a Notary Public within and for the State and County aforesaid, personally appeared Frederick A. Rekhoff and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the President and _____ respectively of the TEG Building Consultants Incorporated the within named bargainor, a corporation, and that (he, they) as such ~~Vice~~ President 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 Frederick A. Rekhoff as such ~~Vice~~ President, and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 24 day of August, 1982.

My Commission Expires: Jan 22, 1984

Beverly Hanson
Notary Public

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

WARRANTY DEED

H 0 5 5 3 5

FROM
Building Conservation Technology, Inc., a New York corporation

TO
One Church Street Joint Venture, a Tennessee general partnership

IDENTIF. REFERENCE T.

Aug 24 2 49 PM '82

FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this conveyance is $ 404,714.44

BUILDING CONSERVATION TECHNOLOGY INC by Frederick Rekhoff

Subscribed and sworn to before me this 24 day of August, 1982

My Commission Expires: Jan 22, 1984

Beverly Hanson
Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 5928 PAGE 530

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
			404714.44- CO	
			1052.22 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 1058.72-	
5172	A	08/24/82	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 5 5 3 5

T. IDENTIF. REFERENCE

AUG 24 2 49 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 898468