OFFICIAL RECEIPT

BOOK 5935 PAGE 531 H 0 7 7 9 2

RUSH

IDENTIF. REFERENCE

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

SEP 10 9 19 AM '82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Thomas C. Scott, Trustee
Affiant

Subscribed and sworn to before me this 9th day of September, 1982.

Juanita O. Thomason
Notary Public

My commission expires: July 21, 1984

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Thomas C. Scott, Trustee 26th Floor First American Center Nashville, Tennessee 37238	Thomas C. Scott, Trustee 26th Floor First American Center Nashville, Tennessee 37238	Map 93-6.2 Parcel 76

FOR AND IN CONSIDERATION OF conveyance to Grantor of certain improved real estate located at 621 Murfreesboro Road, Nashville, Tennessee, the undersigned, H. G. LIPSCOMB & COMPANY, a Tennessee corporation, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto THOMAS C. SCOTT, TRUSTEE with full power to sell, transfer, encumber and convey without the joinder of any beneficiary, hereinafter called the "Grantee", his successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being part of Lot No. 14 in the Original Plan of the Town of Nashville, Davidson County, Tennessee, situated on the east side of Second Avenue, North, formerly Market Street, and being the same property upon which is located the five story and basement warehouse No. 138 and No. 142, now occupied by the said H. G. Lipscomb & Company, and described as follows:

Beginning at the southwest corner of the property now owned by M. B. Pilcher, formerly owned by B. S. Weller, and running thence southward, with the east margin of Second Avenue, North, formerly North Market Street, 41.00 feet, 6 inches, more or less, to a point dividing the south wall of the said Lipscomb building, herein conveyed, from the north wall of the Nelson building, formerly known as Yeaman's Warehouse; thence with the said south wall of the Lipscomb building, 211.00 feet, more or less, to First Avenue, North, formerly North Front Street; thence, northward with the west margin of First Avenue, North, to the southeast corner of the Pilcher, formerly the Weller, property; thence with the line of said name property, westward to the beginning on Second Avenue, North, formerly North Market Street; being included in the property sold and conveyed to Mrs. Louise Nelson by the American National Bank by deed of record in Book 235, Page 452, in the Register's Office for Davidson County, Tennessee, to which reference is here made.

And also a part of Lot No. 14 in the Original Plan of the City of Nashville, not of record, and described as follows:

Beginning on the easterly margin of Second Avenue, North, formerly North Market Street, the southwest corner of a part of said lot conveyed to M. B. Pilcher by deed of record in Deed Book 83, Page 219, in the Register's Office for Davidson County, Tennessee, being the northwest

corner of 42.00 feet of said lot formerly owned by Lanier and now owned by Mrs. Louisa Nelson; thence with the easterly margin of said Second Avenue, North, northerly 6 inches; thence parallel with and 6 inches from the line between the said Pilcher property and the said Nelson property, easterly 211.00 feet, more or less, to the westerly margin of First Avenue, North, formerly North Front Street; thence , southerly 6 inches to the southeast corner of the said Pilcher property and the northeast corner of the said Nelson property; thence with the line between the said two lots, westerly 211.00 feet, more or less, to the beginning, and being the same property deeded to Mrs. Louisa Nelson by M. B. Pilcher and others, by deed recorded in Book 240, Page 12, in the Register's Office for Davidson County, Tennessee, to which reference is here made and also being the same property deeded to H. G. Lipscomb and Company by Louisa Nelson by deed of record in Book 377, Page 173, in the Register's Office for Davidson County, Tennessee, to which reference is here made.

Being part of the property conveyed to H. G. Lipscomb and Company by deed from Joseph R. West, Clerk & Master, as of record in Book 871, Page 269, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. 1982 taxes, a lien not yet due and payble, which will be prorated by agreement between the parties.

THIS is improved property known as 140 Second Avenue, North, Nashville, Tennessee.

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

And the 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 the same is unencumbered, except as set forth above.

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

WITNESS my hand, this the 9th day of September, 1982.

H. G. LIPSCOMB & COMPANY

By: Henry Z. Lipscomb Jr.

Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared Henry Z. Lipscomb, Jr., with whom I am personally acquainted, who acknowledged that he is the President of H. G. Lipscomb & Company, the within bargainor, and who acknowledged that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of H. G. Lipscomb & Company by himself as such President.

WITNESS my hand and seal this the 9th day of September, 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 _____

BOOK 5935 PAGE 533

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			700000.00- CO	
			1820.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 1826.50-	
7987A09/10/82			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 07 7.92

IDENTIF. REFERENCE

SEP 10 9 19 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 924184