Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Fourth Avenue Associates, Ltd. 211 Seventh Avenue, North Nashville, TN	SAME	Parcel No. 61, Map No. 93-2-3; Parcel No. 54, Map No. 93-6 Davidson County, Tennessee
This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, J. M. Mortgage, Inc., a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Fourth Avenue Associates, Ltd., a Tennessee limited partnership (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Ad valorem property taxes for 1983, a lien but not yet due and payable.

2. An easement and agreement for a sewer by and between Lillian W. Gilbert and Nashville Trust Company, Trustee, of record in Book 1849, page 488, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $701,500.00.

Affiant

Subscribed and sworn to before me this 16th day of March, 1983.

Notary Public
My commission Expires: 4/12/86

3. Easement for steam line over and across the Property granted to Arcade Co. by an unrecorded instrument.

4. Easement and rights of others in and to any party walls on the Property.

5. Deed of Trust executed by J. M. Mortgage, Inc. to Jody M. Wagner, Trustee, dated June 24, 1982, and recorded in Book 5902, page 504, Register's Office for Davidson County, Tennessee, to secure an indebtedness of $575,000.00 to First Union National Bank of North Carolina.

This is improved property, known as 219-221 Fourth Avenue, North, Nashville, Davidson County, 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, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that 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 hereinabove.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of March, 1983, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer on said day and date.

J. M. MORTGAGE, INC.

By: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Nancy M. Bailey, a Notary Public of the State and County aforesaid, personally appeared Bert Sykes, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of J. M. Mortgage, Inc., the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 16th day of March, 1983.

Nancy M. Bailey
Notary Public

My Commission Expires: 4/14/85

EXHIBIT "A"

Land in the First Civil District of Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the margin of Overton Alley, said point also being the northwest corner of the property of G. S. Alford, as of record in Book 1516, page 445, Register's Office for said County and also being the southwest corner of the within described property; thence with said alley N 27° 21' 31" W 50.48 feet to a point being the northwest corner of the within described property; thence N 62° 14' 59" E 170.70 feet to a point; thence S 27° 28' 33" E 50.36 feet to a point; thence S 62° 12' 46" W 170.80 feet to the point of beginning and containing 0.20 acres, more or less.

Being the same property conveyed to J. M. Mortgage, Inc. by deed from Ervin M. Entrekin, Trustee, with full power to mortgage, sell, lease, restrict, transfer and convey without the joinder of any beneficiary, of record in Book 5902, page 231, said Register's Office, and deed from Lillian W. Gilbert, a widow, of record in Book 5850, page 825, said Register's Office.

RUSH

H 3 6 7 7 5

IDENTIF. REFERENCE

MAR 17 1 50 PM '93

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6022 PAGE 741

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WO -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

701500.00- CO
1623.90 CO TX
.50 PRFEE
12.00 WDEED
CHECK 1836.40-
4044A03/17/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 6 7 7 5

IDENTIF. REFERENCE

MAR 17 1 51 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 935974