B04 37

This Instrument Prepared By:
BASS, BERRY & SIMS (KBS)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

BOOK 6037 PAGE 905

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Washington Square Associates Suite 105 Continental Arms 570 West DeKalb Pike King of Prussia, PA 19406	SAME	93-2-4-6 5W-00920

FOR AND IN CONSIDERATION of the sum of ONE MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($1,500,000.00), payable in cash, receipt of which is hereby acknowledged, First National Company, a Tennessee corporation ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Washington Square Associates, a Pennsylvania limited partnership of which Hickory Associates, a Pennsylvania limited partnership, is the sole general partner ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more fully described as follows together with all structures, buildings and improvements located thereon and all easements, rights and rights-of-way appurtenant thereto:

A TRACT of land located in the first Civil District of Metropolitan Nashville and Davidson County, Tennessee. Bounded on the north by Industrial Realty Company, Inc., on the east by First Avenue North, on the south by Bank Street and on the west by Second Avenue North and being more particularly described as follows:

BEGINNING at a P & K nail located in the northerly right of way margin of Bank Street, where said right of way margin intersects the easterly right of way margin of Second Avenue North; Thence, North 26 degrees, 56 minutes, 00 seconds West, a distance of 68.25 feet to a P & K nail; Thence, leaving the easterly margin of Second Avenue North and following a common wall between two buildings, North 63 degrees, 00 minutes, 37 seconds East, a distance of 210.71 feet to a point located in the westerly right of way margin of First Avenue North; Thence, following the westerly margin of First Avenue North, South 27 degrees, 02 minutes, 00 seconds East, a distance of 69.50 feet to a P & K nail located in the northerly margin of Bank Street; Thence, following the northerly right of way margin of Bank Street, south 63 degrees, 21 minutes, 00 seconds West, a distance of 210.83 feet, to the point of beginning.

Containing 14,516.5 square feet or 0.33 acres, more or less.

The above described property was conveyed to Comer Realty Company, a Tennessee corporation by deed from Foremost-McKesson, Inc., a Maryland Corp., formerly McKesson-Robbins, Inc., of record in Book 4811, page 312, Register's Office for said County.

Comer Realty Company was merged into First National Company pursuant to Articles of Merger of record in Book 6035, page 950, said Register's Office.

The property hereinabove described is improved property located at 214-216 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. 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 for 1983 real property taxes, which have been prorated and assumed by the Grantee, building and zoning ordinances, an encroachment onto First Avenue, North as shown on the Boundary Survey prepared by American Surveying & Engineering Company, dated March 23, 1982, such other encroachments, discrepancies in boundary lines and other faces which an accurate survey would reveal, easements and claims of easements not shown on the public record, and a common wall easement of record in Book 962, page 164, Register's Office for Davidson County, Tennessee. Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

To the extent the property description set forth in this Deed describes any real property not described in Deed of record in Book 4811, page 312, said Register's Office, Grantor quitclaims to Grantee title to any such property not described in said deed without any of the covenants and warranties set forth herein.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized officers on this fourteenth day of April, 1983.

FIRST NATIONAL COMPANY

By: Howard Ramsey Jr.

ATTEST:

R. Hix Clark, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, Howard R. Amacher and R. Hix Clark, with who, I am personally acquainted, and who, upon oath, acknowledged themselves to be the Vice President and Secretary of First National Company, the within named bargainor, a corporation, and that they as such Vice President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of said First National Company by themselves as Vice President and Secretary.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 13th day of April, 1983.

Ruth B. Summers
Notary Public

My Commission Expires:

4/21/85

H 4 1 7:9 5

IDENTIF. REFERENCE

APR 14 12 43 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer (whichever is greater) is $1,500,000.00.

Anthony R. Amacher
Affiant

Sworn to and subscribed before me this 14TH day of April 1983.

Mary W. Ambrose
Notary Public

My Commission Expires:

10-20-1985

159 04/14 3909.5C - CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6037 PAGE 908

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
		1,500,000.00 CON.		
			3900.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 3909.50-	
			0159A04/14/63 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 1 7:9 5.

IDENTIF. REFERENCE T.

APR 14 12 43 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 941887