This Instrument Was Prepared By:
Claiborne K. McLemore III
Trabue, Sturdivant & DeWitt
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Address of New Owner(s):	Send Tax Bills to:	Map Parcel Nos.:	Field Books Nos.:
Herbert M. Shayne, Trustee	Same	92-8-18	3W01900
P. O. Box 1310		92-8-19	3W01895
Nashville, Tennessee 37202		92-8-362	3W01892
		92-4-333	3W01885
		92-4-334	3W01880

WARRANTY DEED

WHEREAS, the shareholders of CLINTON REALTY COMPANY, a Tennessee corporation, have adopted a Plan of Reorganization, involving the transfer of all the assets of CLINTON REALTY COMPANY; and

WHEREAS, the above-referenced Plan of Reorganization calls for the transfer of the below-described property to the shareholders of CLINTON REALTY COMPANY; and

WHEREAS, the shareholders have designated Herbert M. Shayne, Trustee, to receive and take title to the below described property for and on their behalf;

NOW, THEREFORE, pursuant to the above-referenced Plan of Reorganization and for no monetary consideration, CLINTON REALTY COMPANY, a Tennessee corporation (the Grantor), has this day bargained and sold and does hereby transfer and convey to HERBERT M. SHAYNE, TRUSTEE, with full power and authority to reconvey without the necessity of the joinder of any beneficiary or other person (the Grantee), his assigns and successors, five certain tracts of land situated in Davidson County, Tennessee, to wit:

TRACT I:

Being the southerly 150 feet of the westerly 85.75 feet of Lot No. 83 on the Plan of the Real Estate of Samuel Watkins, deceased, as of record in Book 57, page 13, Register's Office for Davidson County, Tennessee, and described more fully as follows:

Beginning at the northeast corner of Clinton Street and 16th Avenue, North, being the southwest corner of said Lot No. 83; thence, with the northerly margin of Clinton Street easterly 85.75 feet; thence, northwardly parallel with the easterly margin of 16th Avenue, North 150 feet to the southern line of the railroad property; thence, with said line westerly 85.75 feet to the easterly margin of 16th Avenue, North; thence, with the easterly margin of 16th Avenue, North southwardly 150 feet to the point of beginning.

Being a portion of the property conveyed to the Grantor by deed from Joseph (also called "Joe") Werthan, et al., of record in Book 3026, page 47, said Register's Office.

TRACT II:

Being the southerly 150 feet of the easterly six feet of Lot No. 85, the southerly 150 feet of Lot No. 86, the southerly 150 feet of Lot No. 87, the southerly 150 feet of Lot No. 88 and the southerly 150 feet of the westerly 6.6 feet of Lot No. 89, on the Plan of the Real Estate of Samuel Watkins, deceased, of record in Book 57, page 13, Register's Office for Davidson County, Tennessee, and described more fully as follows:

Beginning on the northerly margin of Clinton Street 186 feet eastwardly from the easterly margin of 16th Avenue, North; thence, with the northerly margin of Clinton Street eastwardly 166.6 feet; thence, at right angles northwardly 150 feet to the southern line of the railroad property; thence, with said line westwardly 166.6 feet; thence southwardly 150 feet to the point of beginning.

Being Tract No. 1 of the property conveyed to the Grantor by deed from Helen Realty Company, of record in Book 3000, page 606, said Register's Office; and a portion of Tract No. 1 together with

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all of Tract No. 2 of the property conveyed to the Grantor by deed from Howard Realty Company, of record in Book 723, page 706, said Register's Office.

TRACT III:

Being the southerly 150 feet of the easterly 63.4 feet of the property designated "A" on the Plan of the Real Estate of Samuel Watkins, deceased, of record in Book 57, page 13, Register's Office for Davidson County, Tennessee, and described more fully as follows:

Beginning at the northwest corner of Clinton Street and 14th Avenue, North (this portion of 14th Avenue, North now having been abandoned and closed by ordinance of the City of Nashville, Bill No. 48-212); thence, northwardly 150 feet with the westerly margin of the now abandoned 14th Avenue, North to the southern line of the railroad property; thence, with said line westwardly 63.4 feet; thence southwardly 150 feet to the northerly margin of Clinton Street; thence, with the northerly margin of Clinton Street eastwardly 63.4 feet to the point of beginning.

Being a portion of Tract No. 1 of the property conveyed to the Grantor by deed from Howard Realty Company, of record in Book 723, page 706, said Register's Office.

TRACT IV:

Being part of 14th Avenue, North (now abandoned) and shown on the Plan of the Real Estate of Samuel Watkins, deceased, of record in Book 57, page 13, Register's Office for Davidson County, Tennessee, and described more fully as follows:

Beginning at the northwesterly intersection of Clinton Street and 14th Avenue, North (this portion of 14th Avenue, North now having been abandoned and closed by ordinance of the City of Nashville, Bill No. 48-212); thence, with the easterly margin of Tract 1 in the deed from Howard Realty Company to the Grantor, of record in Book 723, page 706, said Register's Office (Tract III herein), northwardly 150 feet to the southern line of the railroad property; thence with said line eastwardly 50 feet, more or less, to a point in the westerly line of Tract 6 in the above-referenced deed to the Grantor (Tract V herein); thence, with said line southerly 149 feet, more or less, to the northerly margin of Clinton Street; thence, with the northerly margin of Clinton Street westwardly 50 feet, more or less, to the point of beginning.

Being property acquired by the Grantor by virtue of closing of part of 14th Avenue, North by ordinance of the City of Nashville, Bill No. 48-212.

TRACT V:

Being a tract of land fronting on the northerly margin of Clinton Street, and described more fully as follows;

Beginning at the northeast corner of Clinton Street and 14th Avenue, North (this portion of 14th Avenue, North now having been abandoned and closed by ordinance of the City of Nashville, Bill No. 48-212); thence, northwardly 149 feet with the easterly margin of the now abandoned 14th Avenue, North to the southern line of the railroad property; thence with said line eastwardly 50 feet; thence, southwardly 149 feet to the northerly margin of Clinton Street; thence, with the northerly margin of Clinton Street westwardly 50 feet to the point of beginning.

Being Tract No. 6 of the property conveyed to the Grantor by deed from Howard Realty Company, of record in Book 723, page 706, said Register's Office.

Current property taxes to be assumed by Grantee.

This is improved property located generally on the northerly margin of Clinton Street, Nashville, Tennessee.

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

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is uneneumbered, except as herein set out. The Grantor further covenants and binds itself, its assigns and successors, to warrant and forever defend the title to said real estate to said Grantee, his assigns and successors, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, by its duly authorized officer, has executed this instrument on this 26 day of May, 1983.

EIGHTH AVENUE REALTY COMPANY

By: Bernard Werthan Jr.
Bernard Werthan, Jr.
President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bernard Werthan, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Eighth Avenue Realty Company, the within named bargainor, a corporation, and that he, as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal at Nashville, Tennessee, this 26th day of May, 1983.

Jean Patterson
Notary Public

My commission expires: 10-20-85

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

J E Jallas
Affiant

Subscribed and sworn to before me,
this 26th day of May, 1983.

Jean Patterson
Notary Public

My Commission Expires: 10-20-85

RUSH

H.S. 1367

IDENTIF. REFERENCE

JUN 2 8 54 AM '83
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6067 PAGE 711

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
			150000.00-	CO
			390000.00	CO TX
			.50	PRFEE
			9.00	WDEED
		VD	390000.00-	CO TX
			390.00	CO TX
				CHECK 399.50-
			1798A06/02/63	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE

JUN 2 8 04 AM '83

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 953154