30429

This Instrument Prepared By:
INGRAHAM, CORBETT & ZINN
2114 Parkway Towers
Nashville, TN 37219

WARRANTY DEED

BOOK 6089 PAGE 901

New Owner:	Send Tax Bill To:	Map and Parcel Nos.
Litterer Labs Associates, Ltd. 6th Floor 211 Printers Alley Building Nashville, TN 37201	Same	Parcel 1-Map 93-11, Parcel 158 Parcel 2-Map 93-11, Parcel 140 Map 93-11, Parcel 141

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, FRANK C. INGRAHAM, W. LEE CORBETT, and DAVID S. ZINN (the "GRANTORS"), as tenants in common, have bargained and sold, and by these presents do transfer and convey unto LITTERER LABS ASSOCIATES, LTD., a Tennessee limited partnership (the "GRANTEE"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

PARCEL 1:

Land in Davidson County, Tennessee, being Lot "A" and all of Lot "B" except that part taken to widen Elm Street, of Lot 4 and the south part of Lot "A" of Lot 3 on the Plan of Campbell's South Nashville lots, as of record in Minute Book "A", page 18, Chancery Court at Nashville, described as follows:

Beginning at the northwest corner of Second Avenue, South, formerly Market Street and Elm Street, as widened; thence with the westerly margin of said Avenue northerly 80 feet to the southeast corner of a lot owned by the City of Nashville, known as the "Fireman's Hall" lot; thence westerly with the southerly line of said lot 130 feet, more or less, to the easterly margin of an alley; thence with said alley southerly 80 feet to the northerly margin of Elm Street, as widened; thence with the northerly margin of said Street, easterly 130 feet, more or less, to the beginning.

This is improved property known as 631 Second Avenue South, Nashville, Tennessee. It is the same property conveyed to Frank C. Ingraham, W. Lee Corbett, and David S. Zinn, by deed from Richard Riggs, of record in Book 5813, page 660, Register's Office for Davidson County, Tennessee.

PARCEL 2:

TRACT I:
Land in Davidson County, Tennessee, being Lot "F" on the Map of the Subdivision of Lot 2 of the Campbell Plan of Lots, of record in Minute Book A, page 18, of the Chancery Court at Nashville, Tennessee.

Said Lot "F" fronts 38 feet on the east side of Third Avenue South, formerly College Street, and runs back between parallel lines 140 feet, more or less, to an alley.

TRACT II:
Being Lot "B" and the northerly half of Lot "C" on the Plan of the Subdivision of Lot No. 3 in Campbell's South Nashville Lots, as of record in Minute Book "A", page 18, Chancery Court at Nashville, Tennessee.

Said Lot "B" and part of Lot "C" front together 45 feet on the easterly side of Third Avenue South, formerly College Street, and run back between parallel lines 140 feet, more or less, to an alley.

This is unimproved property known as 622 and 626 Third Avenue South, Nashville, Tennessee.

Tracts I and II are the same property conveyed to Frank C. Ingraham, W. Lee Corbett and David S. Zinn by deed from Geraldine Marie Whitehurst (being one and the same as Marie G. Whitehurst, a widow, and Marie K. Whitehurst) of record in Book 5954, page 549, Register's Office for Davidson County, Tennessee.

To have and to hold the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, its successors and assigns forever. The GRANTORS covenant with the GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that the same is unencumbered except for 1983 real estate taxes, a lien not yet due and payable. The GRANTORS further covenant and bind themselves, their 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 whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have each executed this instrument on the date shown beneath their signatures.

Frank C. Ingraham

W. Lee Corbett

David S. Zinn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Laura M. Lassiter, a Notary Public for the State and County aforesaid, personally appeared Frank C. Ingraham, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee this 6th day of July, 1983.

Laura M. Lassiter
Notary Public

LAURA M. LASSITER NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires:
July 21, 1984

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Laura M. Lassiter, a Notary Public for the State and County aforesaid, personally appeared W. Lee Corbett, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee this 6th day of July, 1983.

Laura M. Lassiter
Notary Public

LAURA M. LASSITER NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires:
July 21, 1984

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Laura M. Lassiter, a Notary Public for the State and County aforesaid, personally appeared David S. Zinn, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee this 6th day of July, 1983.

Laura M. Lassiter
Notary Public

LAURA M. LASSITER NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires:
July 21, 1984

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 5089 PAGE 504

The actual consideration for this transfer or value of property (whichever is greater) is $330,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed to before me this the 6th day of July, 1983.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

July 21, 1984

H 5 8 5 4 7

IDENTIF. REFERENCE

JUL 6 4 21 PM '83

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

3704 07/06/83 CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6099 PAGE 505

FOR _____

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
			330000.00- CO	
			858.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	370.50-
9704A07/06/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H585477

IDENTIF. REFERENCE

Jul 6 4 21 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 961505