This instrument prepared by: Mail Robert L. Trentham, Attorney
24th Floor, L & C Tower
Nashville, TN 37219

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
Historic Properties, Ltd.

TO
Victorian House Associates, Ltd.

For draftsman's use

BOOK 6131 PAGE 408

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victorian House Assoc., Ltd. (NAME)	Same (NAME)	93-11
267 White Bridge Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 195
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

H 7.1.7.93

IDENTIF. REFERENCE

SEP 6 3 46 PM '83

FELIX Z. WHITE, JR. REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 75,100.00 Dan B Klatt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF September 1983.

Notary Public

MY COMMISSION EXPIRES: 10-28-86

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of TEN ($10.00) ---------- DOLLARS

and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged.

Historic Properties, Ltd., a Limited Partnership composed of Dan D. Klatt, Lee Watson and John B. Link, III,

---------- have bargained and sold, and by these presents do transfer and convey unto the said Victorian House Associates, Ltd., a Tennessee Limited Partnership, its successors ---------- XXXX heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot No. 54 on the Plan of Rutledge Addition to South Nashville, as of record in Book 21, page 73, Register's Office for Davidson County, Tennessee. Said Lot No. 54 fronts 50 feet on the northerly side of Middleton Avenue and runs back between parallel lines 150 feet to an alley.

Being a part of the same property conveyed to Historic Properties, Ltd., by Warranty Deed from Jeffrey E. Lawrence and wife, Anna Marie Arnold Lawrence, of record in Book 6076, Page 196, Register's Office for Davidson County, Tennessee.

09/06 201.50- CHECK

5254

BOOK 6131 PAGE 409

WD-2

This is ~~unimproved~~ ( ) improved (X) property, known as 28 Middleton, Nashville, Tennessee 37210
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Victorian House Associates, Ltd., its successors ~~heirs~~ and assigns, forever.

And we do covenant with the said Victorian House Associates, Ltd., that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except for taxes for the current year, which have been assumed by the Grantee, applicable Building and Zoning Regulations, all existing highway, roadway and utility easements, matters shown on the recorded plan and such state of facts as an accurate survey would disclose. And we do further covenant and bind ourselves, our successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Victorian House Associates, Ltd., its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness OUR hands this 1 day of SEPTEMBER, 1983

HISTORIC PROPERTIES, LTD.

By: Dan B Klatt
Dan B. Klatt, General Partner

By: Lee Watson
Lee Watson, General Partner

By: John B. Link, III
John B. Link, III, General Partner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... a Notary Public in and for said County and State, the within named .....

.....

the bargainor...., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained. ....

Witness my hand and official seal at ....., Tennessee, this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ROBERT L. TRENTHAM, a Notary Public of the State and County aforesaid, personally appeared Dan B. Klatt, Lee Watson and John B. Link, III, their themselves, with whom I am personally acquainted, and who, upon oath, acknowledged ~~himself~~ self to be all of the General Partners of the ~~xx~~ Historic Properties, Ltd., the within named bargainor, a partnership, ~~the within named bargainor, a corporation~~, and that ~~he~~ they as such General Partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the ~~corporation~~ Partnership by themselves as General Partners.

Witness my hand and seal, at office in Nashville, Tennessee, this 1st day of SEPTEMBER, 1983

Robert L Trentham, Notary Public.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 10-15-83

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ **BOOK 6131 PAGE 410**

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			75000.00- CO	
			195.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 201.50-	
5254A09/06/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7:1:7:9 3

IDENTIF. REFERENCE

SEP 6 3 46 PM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 976616