THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
Fourth Floor, St. Cloud Corner
Nashville, TN 37219

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
135, LIMITED c/o Dukes, Dukes & Ledford Suite 818 315 Union Street Nashville, TN 37201	same	93-6-1/36

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy-Four Thousand Five Hundred Dollars ($274,500), Dukes, Dukes & Ledford, a Tennessee general partnership, (hereinafter referred to as the "Grantor"), has bargained and sold, and does hereby transfer and convey unto 135, LIMITED, a Tennessee limited partnership with Dukes, Dukes & Ledford, a Tennessee general partnership composed of Glenn G. Dukes, Buddy R. Dukes, and Thomas E. Ledford as its general partner, (hereinafter referred to as the "Grantee"), and to the said Grantee's successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being the improved real property known as 133-135 Second Avenue North in Nashville, Davidson County, Tennessee, located in the First Civil District and the 13th Councilmanic District of the Metropolitan Government of Nashville and Davidson County, more particularly described as follows:
>
> Being part of lot No. 29 on the Plan of the Original Town of Nashville, not of record, described as follows:
>
> Beginning on the westerly margin of Second Avenue North, formerly Market Street, as widened, at the northeast corner of the property conveyed to Louie Gasser by deed from John V. Orman, et al, of record in Book 1320, page 100, Register's Office for said County; thence with said Avenue northwardly 45 feet, more or less, to the center of an 18 inch wall, the southeast corner of the property conveyed to Hugh F. Smith, Jr., and wife, by deed from Mae K. Metz and husband, of record in Book 1306, page 19, said Register's Office; thence with the center of said wall and with the southerly line of said Smith property westwardly 85 feet, more or less, to the easterly margin of an alley; thence with said alley southwardly, 45 feet, more or less, to the northwest corner of said Gasser property; thence with said Gasser's northerly line eastwardly 85 feet, more or less, to the beginning.

9718 09/23/93 723.20- CHECK

Being the same property conveyed to Dukes, Dukes & Ledford by deed from Market Street Development Corporation of record at Book 5871, page 406, by deed from Landmark Contracting, Inc. of record at Book 6030, page 910, by deed from D & H Investments of record at Book 6093, page 19, and by deed from The Cumberland Group, Inc. of record at Book 6093, page 26, all in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantor, to the said Grantee and to the said Grantee's successors and assigns forever. 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 unencumbered. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's successors and assigns, against the lawful claims of all persons.

Witness my hand on this 20th day of September, 1983.

DUKES, DUKES & LEDFORD

By: Thomas E Ledford
General Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Linda L. Huggins, a Notary Public in and for the County and State aforesaid, personally appeared Thomas E. Ledford, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the general partner of Dukes, Dukes & Ledford, a Tennessee general partnership, the within named bargainor, and that he as such general partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such general partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 20th day of September, 1983.

Linda L. Huggins
Notary Public

My Commission Expires:
1-20-85

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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The actual consideration or value whichever is greater, for this transfer is $274,500.

Affiant

Subscribed and sworn to before me, this 20th day of September, 1983.

Notary Public

My Commission Expires:

10-20-85

RUST

IDENTIF. REFERENCE

H 7.5 5 0 2

SEP 23 11 53 AM '83

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

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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

274500.00- CO
713.70 CO TX
.50 PRFEE
9.00 WDEED
CHECK 723.20-
9716A09/23/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 75502

IDENTIF. REFERENCE

Sep 23 11 53 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 980950