OFFICIAL RECEIPT

SEND TAX STATEMENTS TO:

Savage House, Ltd.
P.O. Box 90742
Nashville, Tn. 37209

MAP NO. 93-05-4 PARCEL NO. 23

THIS INSTRUMENT PREPARED BY:

WAYNE B. GLASGOW, JR.

Attorney at Law
1111 Columbia Avenue
Franklin, Tennessee 37064

RUSH
H 9 1 6 6 2
IDENTIF. REFERENCE
DEC 13 @ 14 AM '93

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, cash in hand paid as well as other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BEN J. TEAGUE, an unmarried man, has this day bargained and sold and does hereby transfer and convey unto SAVAGE HOUSE, LTD., a Tennessee Limited Partnership, is successors and assigns, all that certain real estate lying and being situated in the City of Nashville, Davidson County, Tennessee, more particularly described as follows, to-wit:

> Being part of Lot No. 163 on the Original Plant of Nashville, not of record described as follows:
>
> Beginning on the westerly margin of 8th Avenue North, formerly Spruce Street, as widended, at a point 265-1/2 feet, more or less, south of the southerly margin of CHurch Street, said point being the southeast corner of the property formerly owned by Bransford Realty Company and R.W. Grizzard; thence with the Westerly margin of said Avenue southwardly 50 feet to the Northeast corner of the property of the Sunday School Board of the Southern Baptist Convention; thence with their northerly line westwardly 165 feet, more or less, to the easterly margin of 9th Avenue North; thence with the same northwardly 50 feet to the southwest corner of said Bransford Realty Company and R.W. Grizzard property; thence with the southerly line of same eastwardly 165 feet more or less, to the beginning.
>
> And being the same property conveyed to BEN J. TEAGUE, by instrument of record in Book 6046, page 843, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said SAVAGE HOUSE, LTD., its

12/13 1439.50 - CHECK
90865

successors and assigns, forever.

AND I COVENANT with the said SAVAGE HOUSE, LTD., that I am lawfully seized and possessed of said land, in fee simple, have a good right to convey it and that it is unencumbered except as follows:

1. Deed of Trust to Everett A. Covington, Trustee to secure payment of a certain promissory note to Security Federal Savings and Loan of record in Book 6046, page 846, Register's Office of Davidson County, Tennessee.

2. Financing Statement of record filed under the Uniform Commercial Code, of record in Book 6046, page 852, Register's Office of Davidson County, Tennessee.

3. Deed of Trust to _____ Trustee, to secure payment of a certain promissory note to Third National Bank in Nashville of record in Book _____, page _____, Register's Office of Davidson County, Tennessee.

4. Any visible easements lying on or across the property.

5. Any and all building restrictions and zoning regulations for County of Davidson, City of Nashville or State of Tennessee as they may in any way affect this property.

6. Any utility easements heretofore of record as may affect this property.

7. Applicable taxes both City and County are being prorated with Grantee paying its prorata share to Grantor, and Grantee being fully responsible for all taxes both city and county beginning January 1, 1984.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives to warrant and forever defend the title to the said property to the said SAVAGE HOUSE, LTD., its successors and assigns against the lawful claims of all persons whomsoever.

WITNESS, my hand on this the 27 day of December, 1983.

BEN J. TEAGUE

OFFICIAL RECEIPT
FELIX Z. WILSON, II

BOOK 6192 PAGE 869

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me the undersigned, a Notary Public, in and for the aforesaid State and County, came BEN J. TEAGUE, the within named bargainor with whom I am personally acquainted (or who upon sufficient evidence) and who upon loath acknowledged that he executed thee foregoing instrument for the purposes contained therein.

WITNESS, my hand and official seal at Franklin, Tennessee, on this the 12th day of December, 1983.

(SEAL)

Evon M. Glasgow

Notary Public

My Commission Expires:

2-9-87

STATE OF TENNESSEE

COUNTY OF Williamson

The actual value or consideration for this transfer, whichever is greater is $ 550,000 ar.

Affiant

Sworn to and subscribed to before me on this the 12th day of December, 1983.

(SEAL)

Evon M. Glasgow

Notary Pulbic

My Commission Expires:

2-9-87

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

RECEIVED OF _____

FOR _____

BOOK 6192 PAGE 870

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

550000.00- CAMT.
1430.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1439.50-
9066A12/13/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 1 6 6 2

T IDENTIF. REFERENCE

DEC 13 9 14 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 999687