THIS INSTRUMENT PREPARED BY:

JOHN L. VAN CLEAVE
18th Floor, First American Center
Nashville, Tennessee 37238

(2)

BOOK 6198 PAGE 211

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY c/o James R. McKinney, Esq. 1303 Gallatin Road, North Nashville, Tennessee 37115	Same	Map 105-14 Parcels 76 and 102 22W 03650 22W 03030

WHEREAS, I. C. THOMASSON, JAMES BAILEY WHITE and DONALD E. NICHOLS own the real property described on Exhibit "A" attached hereto as Tenants-in-Common in the following percentages of ownership:

I. C. THOMMASSON	53.76%
JAMES BAILEY WHITE	12.99%
DONALD E. NICHOLS	33.25%

WHEREAS, DONALD E. NICHOLS desires to create a partnership with certain third parties and to transfer his interest in the property described on Exhibit "A" to a Tennessee general partnership to be known as The 2120 Building Partnership, which partnership will purchase the interest of I. C. THOMASSON and JAMES BAILEY WHITE as hereinafter stated; and

WHEREAS, the said partnership desires to renovate the property after its acquisition and to finance such renovation and the purchase of the interests of I. C. THOMASSON and JAMES BAILEY WHITE in whole or in part through the issuance of Industrial Revenue Notes to be issued by THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY; and

WHEREAS, in order to accomplish such transaction and financing it is necessary for all of the undersigned to convey their interest in the property to THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY which immediately will reconvey the property to the Partnership in connection with the issuance of the Industrial Revenue Notes;

NOW, THEREFORE, in consideration of the payment to JAMES BAILEY WHITE of the sum of Seventy-Two Thousand Ninety-Four and 50/100 Dollars ($72,094.50) in cash, the receipt of which is hereby acknowledged, the payment to I. C. THOMASSON of the sum of Two Hundred Ninety-Eight Thousand Three Hundred Sixty-Eight Dollars ($298,368.00) in the form of a Industrial Revenue Note, the receipt of which is hereby acknowledged, and the payment to DONALD E. NICHOLS of the sum of Ten Dollars ($10.00) cash and to effectuate the ultimate transfer of the property to the said partnership and the completion of the financing hereinabove described, I. C. THOMASSON, JAMES BAILEY WHITE and DONALD E. NICHOLS, Tenants-in-Common, have this day bargained and sold, and do hereby transfer and convey unto THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY (the "GRANTEE"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" which is attached hereto and incorporated herein by reference.

This is improved property, known as 2120 Eighth Avenue, South, Nashville, Tennessee 37204.

1157 12/21 12.00- CHECK

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. The undersigned covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered except to the extent otherwise set forth in this Warranty Deed.

The undersigned further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, its successors and assigns, against the lawful claims of all persons. Each of the undersigned warrant, covenant and convey each for himself and not one for the other.

WITNESS our hands at Nashville, Tennessee, this 16th day of December, 1983.

I. C. THOMASSON

JAMES BAILEY WHITE

DONALD E. NICHOLS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

SUBSCRIBED AND SWORN to before me this the 30th day of December, 1983.

Notary Public

My Commission Expires:
4-21-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, I. C. THOMASSON, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of December, 1983.

Linda M. Mooningham
Notary Public

My Commission Expires:
4-21-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, JAMES BAILEY WHITE, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of December, 1983.

Linda M Mooningham
Notary Public

My Commission Expires:
4-21-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, DONALD E. NICHOLS, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of December, 1983.

Linda M. Mooningham
Notary Public

My Commission Expires:
4-21-85

EXHIBIT "A"

Land in Davidson County, Tennessee, being two tracts as follows:

Tract No. I:

Being Lots Nos. 4, 5, 6 and 7 of Block 2 on the Plan of the Re-Subdivision of Block 1 to 8 inclusive in Yarbrough's Subdivision of Woodland, of record in Book 57, page 155, Register's Office for Davidson County.

Tract No. II:

Being Lot No. 7 of Block 7 on the Plan of the Subdivision of Blocks 1 to 8 inclusive, of Yarbrough's Subdivision of Woodland of record in Book 57, page 155, Register's Office for said County.

Being the same property conveyed to I. C. Thomasson, James Bailey White and Donald E. Nichols by deed from Belcourt Properties, Inc., of record in Book 4388, page 215, Register's Office for Davdison County, Tennessee.

This conveyance is made subject to setback lines and easements as shown on the recorded plan.

H 6 3 2 5 5
IDENTIF. REFERENCE
DEC 21 12 45 PM '03
REGISTER
DAVIDSON COUNTY, TN