(3)

THIS INSTRUMENT PREPARED BY:

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

SPECIAL WARRANTY DEED

BOOK 6198 PAGE 215

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE 2120 BUILDING PARTNERSHIP 2120 Eighth Avenue, South Nashville, Tennessee 37204	Same	Map 105-14 Parcels 76 and 102 22W 03650 22W 03030

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY (hereinafter "GRANTOR"), a public, nonprofit corporation organized under the laws of the State of Tennessee, has this day bargained and sold, and does hereby transfer and convey unto THE 2120 BUILDING PARTNERSHIP, a Tennessee general partnership composed of DONALD E. NICHOLS, ROSS THOMASSON MALLOY and JOSEPH J. WIMBERLY, III, (hereinafter "GRANTEE"), GRANTEE's 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.

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. 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 except to the extent otherwise set forth in this Deed.

GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through, or under it.

IN WITNESS WHEREOF, the GRANTOR has caused this Special Warranty Deed to be executed at Nashville, Tennessee, this 20th day of December, 1983, the corporate party, if any, having caused its name to be signed hereto by its duly authorized Officers on said day and date.

THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

By: W E McDonald
Chairman

ATTEST: Nettie Scalf
Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $555,000.00.

W E McDonald
Affiant

SUBSCRIBED AND SWORN to before me this the 20th day of December, 1983.

Linda M. Moore-Mohamed
Notary Public

My Commission Expires:
4-21-85

12/21 1452.50- CHECK

1163

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, of the State and County aforesaid, personally appeared William E. McDonald, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the — Chairman of THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, the within named Bargainor, a corporation, and that he, as such — Chairman, being authorized so to do, executed the foregoing instrument (Special Warranty Deed) for the purposes therein contained by signing the name of such corporation by himself as such _____ Chairman.

WITNESS this my hand and seal of office in Davidson County, Tennessee, this 20th day of December, 1983.

Linda M. Moningham
Notary Public

My Commission Expires:
4-21-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Nettie Scalf, with whom I am personally acquainted, and who, upon oath, acknowledged her self to be the — Secretary of THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, the within named Bargainor, a corporation, and that she as such — Secretary, being authorized so to do, executed the foregoing instrument (Special Warranty Deed) for the purposes therein contained by signing the name of such corporation by herself as such — Secretary.

WITNESS this my hand and seal of office in Davidson County, Tennessee, this 20th day of December, 1983.

Linda M. Moningham
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.

113236

IDENTIF. REFERENCE

DEC 21 12 45 PM '83

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6198 PAGE 218

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
			555000.00- CAMT.	
			1443.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	1452.50-
1168A	12/21/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1728

H 9 3 2 9 6 G

IDENTIF. REFERENCE

DEC 21 12 45 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN