B0414

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
WHITE & REASOR
3305 West End Avenue
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
TERRACE PLACE, LTD. 1102 Kermit Drive Suite 203 Nashville, TN 37217	Commerce Union Realty Services Corporation One Commerce Place Nashville, TN 37293 ATTN: Harry J. Grimes Vice Pres.	Map 92-16 Parcels 46 and 47

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten and No/100 ($10.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, W. L. BAINBRIDGE COMPANY, a Tennessee general partnership, as to an undivided two-thirds (2/3) interest and NANCY KEEN B. PALMER, as to an undivided one-third (1/3) interest, hereinafter collectively referred to as "Grantors," have bargained and sold and do hereby transfer, convey, and set-over unto TERRACE PLACE, LTD., a Tennessee limited partnership, hereinafter referred to as "Grantee," the following described real estate, situated and being in the County of Davidson, State of Tennessee, more particularly described in Exhibit "A," which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the aforesaid real property, together with all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto the said Grantee, its successors and assigns in fee simple forever.

Grantors do hereby covenant with Grantee that the aforesaid real property is unencumbered except for the following matters:

1. Metropolitan Nashville and Davidson County, Tennessee, real property taxes for the year 1984, which have been prorated between the parties and assumed by Grantee;

01/16/2563.50- CHECK

6583

2. Deed of Trust from Grantors to Miller Kimbrough, Trustee, of record in Book 4842, Page 732, Register's Office for Davidson County, Tennessee, to secure an indebtedness to Metropolitan Life Insurance Company in the original principal amount of Three Hundred Forty Thousand and No/100 ($340,000.00) Dollars;

3. Financing Statement from Grantors to Metropolitan Life Insurance Company as additional collateral for the aforesaid indebtedness, filed with the Tennessee Secretary of State's Office as File No. 1096, and filed in the Register's Office for Davidson County, Tennessee, as Financing Statement No. B-61926; and

4. Rights or claims of tenants in possession under unrecorded Leases.

Grantors do hereby covenant with Grantee that they are lawfully seized in fee of the aforedescribed real property; that they have a good right to sell and convey the same; that the same is unencumbered, except as described herein, and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of all persons.

John Gray Palmer, husband of Nancy Keen B. Palmer, has joined in the execution of this General Warranty Deed for the sole purpose of conveying, without warranty, the marital rights, if any, which he may have in said real property.

W. L. Bainbridge, III, represents to Grantee that he is authorized to execute this instrument on behalf of W. L. Bainbridge Company without the joinder of his partner, W. L. Bainbridge, Jr.

IN WITNESS WHEREOF, W. L. Bainbridge Company, a partnership composed of W. L. Bainbridge, Jr., and W. L. Bainbridge, III, as to an undivided two-thirds (2/3) interest and Nancy Keen

B. Palmer and husband, John Gray Palmer, as to an undivided one-third (1/3) interest, have executed this General Warranty Deed on this the 16th day of January, 1984.

W. L. BAINBRIDGE COMPANY,
a Tennessee general partnership

BY: _____
W. L. Bainbridge, III, Partner

_____
NANCY KEEN B. PALMER

_____
JOHN GRAY PALMER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $980,000.00.

_____
AFFIANT

SUBSCRIBED and sworn to before me this 16th day of January, 1984.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-27-86

THIS IS IMPROVED PROPERTY known as 2016 Terrace Place, Nashville, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, Charles B. Ransom, Jr., a Notary Public of the State and County aforesaid, personally appeared W. L. Bainbridge, III, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Partner of W. L. Bainbridge Company, a Tennessee general partnership, the within named bargainor, and that he as such Partner, represented that he has the sole authority to sign for said partnership, and executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Partner.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this 16th day of January, 1984.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-27-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, CHARLES B. Reason, JR., a Notary Public in and for said County and State, the within named Nancy Keen B. Palmer and John Gray Palmer, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 16th day of January, 1984.

Charles B. Reason
NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-27-86

EXHIBIT "A" BOOK 6215 PAGE 52

LEGAL DESCRIPTION

TRACT I

BEING land in Davidson County, Tennessee, being Lots Nos. 20 and 21 in Williams' Subdivision of Lot No. 159 of Boyd Home Tract, a Plan of which is of record in Book 161, Page 42, Register's Office for Davidson County, Tennessee, more particularly described as follows:

SAID Lot No. 20 fronts 50 feet on the Northerly side of Terrace Place, formerly Williams Avenue, and runs back between parallel lines 160 feet to an alley.

SAID Lot No. 21 fronts 50 feet on the Northerly side of Terrace Place, formerly Williams Avenue, and runs back between parallel lines 160 feet to an alley.

TRACT II

BEING land in Davidson County, Tennessee, being Lot No. 19 on the Plan of the Subdivision of William's subdivision of Lot No. 149 of the Boyd Home Tract as of record in Book 116, Page 42, Register's Office for Davidson County, Tennessee.

SAID Lot No. 19 fronts 50 feet on the Northerly side of Terrace Place, formerly Williams Avenue, and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to W. L. Bainbridge Company, a partnership composed of W. L. Bainbridge, Jr., and W. L. Bainbridge, III, an undivided two-thirds (2/3) interest, and Nancy Keen B. Palmer, an undivided one-third (1/3) interest, by Deed from Frank S. King, Trustee, of record in Book 4805, Page 230, Register's Office for Davidson County, Tennessee.

H97802

IDENTIF. REFERENCE

JAN 16 4 08 PM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6215 PAGE 53

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
			980000.00- CAMT.	
			2548.00 CSTAX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK 2563.50-	
6583A	01/16/84		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H97802

IDENTIF. REFERENCE

JAN 16 4 08 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 6998