FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF February, 19 84

Notary Public

MY COMMISSION EXPIRES: 4-30-88

(AFFIX SEAL)

BOOK 5239 PAGE 814

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY, 101 Cumberland Avenue, Suite 100, Madison, TN 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Georgetown Place Assoc., Ltd	SAME	Map 92-16
c/o Elkay Properties, Inc. (NAME) 2675 Paces Ferry Road	(NAME)	378-379-380
Suite 100	(STREET ADDRESS)	10W-5965 10W-5960
Atlanta, Georgia 30339 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	10W-5955

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KELSO HERSTON and JAMES T. SMITH, as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGETOWN PLACE ASSOCIATES, LTD., A Tennessee Limited Partnership, ELKAY PROPERTIES, INC., Managing General Partner

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the west by Alley No. 442, and on the east by Music Square West, formerly 17th Avenue South, and being Lots 84, 85, and 86 on the O. B. Hayes Plan of Small Lots, as of record in Plan Book 1, Page 69, of the Chancery Court, Nashville, Tennessee, being more particularly described according to a survey by Barge, Waggoner, Sumner & Cannon, Engineers, dated January 6, 1984, as follows:

BEGINNING at an iron pin in the westerly margin of Music Square West 200 feet from the northerly margin of South Street; thence, leaving Music Square West, N 89 deg. 30' W, 156.4 feet to an iron pin in the easterly margin of Alley No. 442; thence, with said Alley, N 02 deg. 04' E, 150.00 feet to an iron pin; thence, leaving Alley No. 442, S 89 deg. 30' E, 156.4 feet to an iron pin in the westerly margin of Music Square West; thence, with said street, S 02 deg. 04' W, 150.00 feet to the point of beginning, containing 0.538 acres, more or less.

BEING the same property conveyed to Kelso Herston and James T. Smith, by deed from Aberbach Enterprises Limited, a New York Corporation, of record in Book 5239, Page 614, REgister's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as 33, 35, & 37 Music Square West, formerly 809, 811, & 813 17th Avenue South, Nashville, TN 37203
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 29th day of February, 19 84

X Kelso S. Herston
KELSO HERSTON

X James T. Smith
JAMES T. SMITH

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KELSO HERSTON and JAMES T. SMITH

(or proved to me on the basis of satisfactory evidence)

the bargainor s, 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 29th day of February 1984

Commission expires 10-20-85

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
KELSO HERSTON and
JAMES T. SMITH

TO
GEORGETOWN PLACE ASSOCIATES,
a Tennessee Limited Partnership

I 0 5 7 7 6

IDENTIF. REFERENCE

FEB 29 3 33 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

02/29/84 391.50 --CHECK

458

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

RECEIVED OF _____

FOR _____

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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

225000.00- CAMT.
565.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 891.50-
6458A02/29/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10577

IDENTIF. REFERENCE

FEB 29 3 33 PM '64

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 16564