Prepared by:
Gail Pigg, Attorney
One Commerce Place
Nashville, Tennessee 37239

# WARRANTY DEED

BOOK 6285 PAGE 994

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Fall School Associates | same | Map 105-6 |
| (NAME) 1130 8th Avenue South | (NAME) | Parcel 97 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37203 | (STREET ADDRESS) | (66)-5760 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and No/100---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the grantees herein of the unpaid balance of a note payable to the Industrial Development Board of the Metropolitan Goverment of Nashville and Davidson County, of record in Book 5819, page 284, Register's Office for Davidson County, Tennessee.

FARRIS AND SMITH, A Joint Venture

*have this day bargained and sold, and do hereby transfer and convey unto the said*

FALL SCHOOL ASSOCIATES, a Tennessee General Partnership

*the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

A tract of land in the 1st Civil District of Davidson County, Tennessee, being all or part of Lots 1, 2, 3, 4, 12, 13, 14 and 15 on the Plan of Franklin Square, of record in Book 57, page 163, Register's Office for Davidson County, Tennessee, and as described according to a survey by Kevin Tucker and Associates, P.C., dated October 15, 1981, as follows:

Beginning at a point in the East margin of 8th Avenue South, said point being the NW corner of the property conveyed in the deed of record in Book 5806, page 263, Register's Office for Davidson County, Tennessee; thence, North 88° 30' East, 306.8 feet to a point in the West margin of Cherry Avenue; thence, South 5° 00' East, 180.00 feet to a point in the North margin of Chestnut Street; thence, South 83° 30' West 274.0 feet to a point the beginning of a curve to the right having a radius of 25.00 feet; thence around said curve a distance of 39.27 feet to a point in the East margin of 8th Avenue South; thence, North 6° 30' West, 198.00 feet to the point of beginning.

Being the same property conveyed to Farris and Smith, a Joint Venture by deed from Robert E. Farris and Reese L. Smith, Jr., a joint venture of record in Book 5819, page 281, Register's Office for Davidson County, Tennessee.

05/04 3219.10 CHECK
12016 4
IDENTIF. REFERENCE
MAY 4 2 30 PM '84
FELIX WILSON II REGISTER
DAVIDSON COUNTY, TN

4130

* The following items are excluded from the covenants and warranties of this deed:



1. 1983 and 1984 taxes

2. Deed of Trust executedby Farris and Smith, a Joint Venture, to J. David Richardson, Trustee, dated November 16, 1981, and recorded in Book 5819, page 284, said Register's Office, to secure to the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, payment of a note for $750,000.00, the balance of which is expressly assumed by grantee as a part of the consideration of this transfer.

3. Assignment of record in Book 5819, page 295, Register's Office for Davidson County, Tennessee.

4. Financing statements in Book 5819, pages 321 and 324, Register's Office for Davidson County, Tennessee.

5. Agreement contained in Book 5806, page 263, stating that the property is to be renovated and preserved to protect its architectural significance for a period of ten (10) years.

6. Lease in Book 5962, page 398, Register's Office for Davidson County, Tennessee.

7. Plan of record in Book 57, page 163, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $1,291,000.00

Affiant

Subscribed and sworn to before me, this the 4th day of May, 1984

Notary Public

My Commission Expires 1/20/85

(Affix Seal)

This is improved unimproved property, known as ..... (House Number) ..... (Street) ..... P.O. Address: ..... (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as set forth above.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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 hands this* 4th *day of* May, 19 84 *... the corporate party, if any), having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Farris and Smith, a Joint Venture

By: Reese L. Smith, Jr.

By: Robert E. Farris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Gail Pigg, a Notary Public, of the State and County aforesaid, personally appeared Reese L. Smith, Jr., and Robert E. Farris with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be partners of Farris and Smith, a Joint Venture, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal, this 4th day of May, 1984.

Notary

My Commission Expires:1/20/85

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me, ....., a Notary Public in and for said County and State, the within named.....*

.....



.....

*the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....*

....., *Notary Public.*

*Commission Expires.....*

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*STATE OF.....*
*COUNTY OF.....*

*Personally appeared before me, ....., a Notary Public in and for said County and State, the within named.....*

.....

.....

*the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at....., this..... day of....., 19.....*

....., *Notary Public.*

*Commission Expires.....*

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*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Before me, ....., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be.....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....*

*Witness my hand and seal, at office in....., this.....day of....., 19.....*

.....
*Notary Public*

*Commission Expires.....*

# WARRANTY DEED

FROM

Farris and Smith, a Joint Venture

TO

Fall School Associates, a Tennessee General Partnership

Compliments of
**Chicago Title Insurance Company**
**First Floor — First American Center**
**Phone 255-4631**
**NASHVILLE, TENNESSEE 37238**

**Chicago Title Insurance Company**
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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**OFFICIAL RECEIPT**
**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 |
|---|---|---|---|---|
| | | | | |

Co 1,291,000.00

3556.60 CSTAX
.50 PRFEE
10.00 MDEED
CHECK 3369.10
4130A05/04/84 SAL .00

Total 3369.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 0 1 6 4

IDENTIF. REFERENCE

MAY 4 2 30 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 33723

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