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KBSBN00303 5/30/84
This Instrument Prepared By:
BASS, BERRY & SIMS (KBS)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Colony Associates Joint Venture, 214 Second Ave North Nashville, Tn, 37201	SAME	Map 93-2-4 Parcels 10-14

FOR AND IN CONSIDERATION of the sum of THREE MILLION TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($3,025,000.00), payable in cash, receipt of which is hereby acknowledged, First National Company, a Tennessee corporation ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Colony Associates Joint Venture, a Tennessee joint venture whose venturers are Algernon Blair Services Corp., an Alabama Corp., and ABH Associates, Ltd., a Tennessee Limited Partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more fully described as follows together with all structures, buildings and improvements located thereon and all easements, rights and rights-of-way appurtenant thereto:

> A TRACT of land located in the first Civil District of Metropolitan Nashville and Davidson County, Tennessee. Bounded on the north by Bank Street, the east by First Avenue North, on the south by Church Street and on the west by Second Avenue North and being more particularly described as follows:
>
> BEGINNING at a P & K nail located in the northerly right of way margin of Church Street, where said right of way margin intersects the easterly right of way margin of Second Avenue North; Thence, following the easterly right of way margin of Second Avenue North, North 26 degrees, 56 minutes, 00 seconds West, a distance of 164.35 feet to a P & K nail located in the southerly right of way margin of Bank Street; Thence, following the southerly right of way margin of Bank Street, North 63 degrees, 00 minutes, 00 seconds East, a distance of 210.91 feet to a P & K nail located in the westerly right of way margin of First Avenue North; Thence, following the westerly right of way margin of First Avenue North, South 27 degrees, 02 minutes, 00 seconds East, a distance of 165.89 feet to a P & K nail in the

northerly right of way margin of Church Street; Thence, following the northerly right of way margin of Church Street, South 63 degrees, 25 minutes, 00 seconds West, a distance of 211.20 feet, to the point of beginning.

Containing 34,849.4 square feet or 0.80 acre, more or less.

The above described property was conveyed to Comer Realty Company, a Tennessee corporation by deed from Bernice Rothstein Lewis and husband, Eddie Lewis, of record in Book 4565, page 256, Register's Office for said County and by deed from Phillips & Buttorff Corporation of record in Book 3503, page 147, said Register's Office.

Comer Realty Company was merged into First National Company pursuant to Articles of Merger of record in Book 6035, page 950, said Register's Office.

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 does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for 1984 real property taxes, which have been prorated and assumed by the Grantee, building and zoning ordinances, such encroachments, discrepancies in boundary lines and other facts which an accurate survey would reveal and easements and claims of easements not shown on the public record. Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

To the extent the property description set forth in this Deed describes any real property not described in Deeds of record in Book 4565, page 256 and Book 3503, page 147, said Register's Office, Grantor quitclaims to Grantee title to any such property not described in said deed without any of the covenants and warranties set forth herein.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized officers on this 30th day of May, 1984.

FIRST NATIONAL COMPANY

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By: Paul A Hargis Pres

ATTEST:

Paschall Young

Paschall Young, Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul A. Hargis and Paschall Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the President and Secretary of First National Company, the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of said First National Company by themselves as President and Secretary.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 30th day of May, 1984.

Keith B. Summers
Notary Public

My Commission Expires:

4/21/85

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer (whichever is greater) is $3,025,000.00.

O. Richards
Affiant

Sworn to and subscribed before me this 30th day of May, 1984.

Keith B. Summers
Notary Public

My Commission Expires:

4/21/85

RUSH

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IDENTIF. REFERENCE

MAY 30 2 22 PM '84

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.	3,025,000.00		
			7865.00 CSTAX	
			.50 PRFEE	
			18.00 MDEED	
			CHECK	7377.50-
0444485/30/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12527.6

IDENTIF. REFERENCE

Nov 30 2 22 PM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 0039859