BOOK 6352 PAGE 226

3202

08/02 5738.50- CHECK

FROM: 1720 WEST END BUILDING

TO: 1720 WEST END, LIMITED

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:
1720 WEST END, LIMITED
2200 Hillsboro Road, Suite 403
Nashville, Tennessee 37212

Send Tax Bills to: same

Map-Parcel No.
92-12-47
46 7 & 468 Js

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,200,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of July, 1984.

Notary Public

My Comm. Expires: 2/21/85

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, 1720 WEST END BUILDING, a Tennessee general partnership, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto 1720 West End, Limited, a Tennessee limited partnership herein called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as the 1720 West End Building.

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, heirs, and assigns, forever, and 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, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, 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 its hand this 31st day of July, 1984.

1720 WEST END BUILDING

BY: _____
Leo Rosenblum

BY: Evelyn B. Rosenblum
Evelyn B. Rosenblum

BY: Laurence Grossman by Milton Grossman, act in fact
Laurence Grossman

BY: Dorothy Grossman by Milton Grossman, act in fact
Dorothy Grossman

BY: Milton Grossman
Milton Grossman

BY: Barbara Grossman
Barbara Grossman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Laurence L. Cypress, a Notary Public in and for the County and State aforesaid, personally appeared Leo Rosenblum, with whom I am personally acquainted, and who upon oath acknowledged himself to be a General Partner of 1720 West End Building, the within named bargainor, a Tennessee general partnership, and that he as such General Partner of the 1720 West End Building, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of July, 1984.

NOTARY PUBLIC

My Commission Expires: October 19, 1986

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Laurence L. Cypress, a Notary Public in and for the County and State aforesaid, personally appeared Evelyn B. Rosenblum, with whom I am personally acquainted, and who upon oath acknowledged herself to be a General Partner of 1720 West End Building, the within named bargainor, a Tennessee general partnership, and that she as such General Partner of the 1720 West End Building, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of July, 1984.

NOTARY PUBLIC

My Commission Expires: October 19, 1986

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Laurence L. Cypress, a Notary Public in and for the County and State aforesaid, personally appeared Laurence Grossman, with whom I am personally acquainted, and who upon oath acknowledged himself to be a General Partner of 1720 West End Building, the within named bargainor, a Tennessee general partnership, and that he as such General Partner of the 1720 West End Building, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of July, 1984.

Laurence L. Cypress
NOTARY PUBLIC

My Commission Expires: October 19, 1986

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Laurence L. Cypress, a Notary Public in and for the County and State aforesaid, personally appeared Dorothy Grossman, with whom I am personally acquainted, and who upon oath acknowledged herself to be a General Partner of 1720 West End Building, the within named bargainor, a Tennessee general partnership, and that she as such General Partner of the 1720 West End Building, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of July, 1984.

Laurence L. Cypress
NOTARY PUBLIC

My Commission Expires: October 19, 1986

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Laurence L. Cypress, a Notary Public in and for the County and State aforesaid, personally appeared Milton Grossman, with whom I am personally acquainted, and who upon oath acknowledged himself to be a General Partner of 1720 West End Building, the within named bargainor, a Tennessee general partnership, and that he as such General Partner of the 1720 West End Building, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of July, 1984.

Laurence L. Cypress
NOTARY PUBLIC

My Commission Expires: October 19, 1986

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Laurence L. Cypress, a Notary Public in and for the County and State aforesaid, personally appeared Barbara Grossman, with whom I am personally acquainted, and who upon oath acknowledged herself to be a General Partner of 1720 West End Building, the within named bargainor, a Tennessee general partnership, and that she as such General Partner of the 1720 West End Building, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of July, 1984.

NOTARY PUBLIC

My Commission Expires: October 19, 1986

PROPERTY DESCRIPTION

TRACT A:

Land in Davidson County, Tennessee, being part of Lot No. 134 on the Plan of John Boyd Home Tract, as of record in Book 21, page 39, Register's Office for Davidson County, Tennessee, described according to a survey of W. R. Seigenthaler, Surveyor, dated June 26, 1984, as follows:

BEGINNING a point in the northerly margin of West End Avenue, said point being 50.00 feet east of the easterly margin of 18th Avenue North; thence with the westerly side of the 1720 West End Office Building and running parallel to the easterly margin of 18th Avenue North, North 31 degrees 24 minutes 40 seconds West 160.00 feet to an iron pipe in the southerly margin of a 20 ft. wide public alley; thence with said margin of the alley and parallel to the northerly margin of West End Avenue, North 58 degrees 45 minutes East 151.58 feet to a nail in concrete at the northwest corner of Lot 1 on the Plan of Tennessee Speed Sport and 1st American National Bank's property of record in Book 5190, page 16, R.O.D.C.; thence with the west line of said Lot 1 and running along a concrete retaining wall South 31 degrees 12 minutes 15 seconds East 160.00 feet to an iron pin in the northerly margin of West End Avenue and being the southwest corner of said Lot 1; thence with the northerly margin of West End Avenue South 58 degrees 45 minutes West 151.00 feet to an iron pin being the point of beginning.

Being the same property conveyed to Leo Rosenblum and wife, Evelyn B. Rosenblum, a one-half undivided interest; to Milton Grossman and wife, Barbara Grossman, a one-fourth undivided interest; to Laurence Grossman and wife, Dorothy Grossman, a one-fourth undivided interest; by deeds from Edward A. Adams and wife, Anna B. Adams, of record in Book 2801, page 609; from R. D. Fulcher Jr., and wife, of record in Book 2443, page 399; from Edith M. Winquist, of record in Book 2705, page 260; from Leo Rosenblum and wife, Evelyn B. Rosenblum, of record in Book 2799, page 581; and from Leo Rosenblum and wife, Evelyn B. Rosenblum, of record in Book 2799, page 603, Register's Office for Davidson County, Tennessee.

TRACT B:

Land in Davidson County, Tennessee, being Lots Nos. 75 and 76 on the Plan of John Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County, described according to a survey of W. R. Seigenthaler, Surveyor, dated June 26, 1984, as follows:

BEGINNING at an iron pin in the southerly margin of Hayes Street, said iron pin being 50.00 feet east of the easterly margin of 18th Avenue North and also being the northwest corner of said Lot 76; thence with the southerly margin of Hayes Street North 58 degrees 45 minutes East 100.00 feet to an iron pin, being the northeast corner of Lot 75; thence with the common line between Lot 75 and Lot 74, South 31 degrees 09 minutes 40 seconds East 180.00 feet to an iron pin, the southeast corner of Lot 75 and being in the northerly margin of a 20 ft. wide public alley; thence with said margin of the alley South 58 degrees 45 minutes West 100.00 feet to an iron pin, being the southwest corner of Lot 76; thence with the common line between Lot 76 and Lot 77, North 31 degrees 09 minutes 40 seconds West 180.00 feet to the point of beginning.

BEING the same property conveyed to Leo Rosenblum and wife, Evelyn B. Rosenblum, a one-half undivided interest; to Milton Grossman and wife, Barbara Grossman, a one-fourth undivided interest; to Laurence Grossman and wife, Dorothy Grossman, a one-fourth undivided interest; by deeds from J. G. McMillan and wife, Mary Elizabeth McMillan, of record in Book 2741, page 509; from J. M. Medlin and A. B. Ivey, of record in Book 2694, page 621, and from Leo Rosenblum and wife, Evelyn B. Rosenblum, of record in Book 2799, page 601, and Book 2799, page 585, Register's Office for Davidson County, Tennessee.

EXCEPTIONS TO TITLE

The conveyance of the above-described property is subject to the following exceptions:

1. Area contained in the property described above.

2. Terms and conditions of a Lease Contract dated December 7, 1959, made by and between Ann B. Beaver, Lessor and Leo Rosenblum et al, of record in Book 3009, page 339, and extension of lease of record in Book 3009, page 345, Register's Office for Davidson County, Tennessee, amended by an instrument of record in Book 5711, page 893, Register's Office for Davidson County, Tennessee, disclosed herein because of the references made therein to use of the leased premises "for use of a parking lot in conjunction with a building owned by the Lessee known as the 1720 Building ... ".

3. Such rights or interest that may have been acquired by adverse possession of owner of lot adjoining on westerly side to an area lying between a steel cable and post fence and the westerly boundary line. (Applicable to Lot 76 of Tract B)

I 40656
IDENTIF. REFERENCE
AUG 2 3 25 PM '84
FELIX ... REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6352 PAGE 232

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
		Conv - 2,200,000.00		
			5738.50 CSTAX	
	VD		5738.50- CSTAX	
			5720.00 CSTAX	
			.50 PRFEE	
			18.00 WDEED	
			CHECK	5738.50-
9202	A	08/02/84	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4065 6

IDENTIF. REFERENCE

AUG 2 3 28 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0058093