Baker, Worthington, Crossley, Stansberry & Woolf
[illegible] Floor, 200 Fourth Avenue North
P. O. Box [illegible]
Nashville, Tennessee 37219

BOOK 5339 PAGE 240

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
810 Broadway, Ltd. (NAME)	SAME (NAME)	Map 93-5-4
Suite 390, 245 Wagner Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 41
Memphis, TN. 38103 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100----------
----------($10.00)----------*Dollars,*

cash in hand paid by the Grantee hereinafter named, the receipt and sufficiency of which is hereby acknowledged, A. HARRISON JOHNSON, JR., TRUSTEE, with full power to bargain, sell, transfer, convey, mortgage, pledge or otherwise encumber said property, Grantor herein,

have this day bargained and sold, and do hereby transfer and convey unto the said 810 BROADWAY, LTD., a Tennessee limited partnership,

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

See Exhibit "A".

1 5 5 1 7 5

IDENTIFICATION REFERENCE

OCT 9 12 11 PM '84

REGISTER'S OFFICE DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for ~~this transfer~~ is $ 1,275,000.00

Subscribed and sworn to before me, this the 5 day of October, 19 84

My commission expires: 1-19-88 (Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved (X) property, known as 810 Broadway, Nashville, Tennessee
(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, subject to the matters set forth on Exhibit "B".

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 [illegible] 5 day of October, 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.*

A. HARRISON JOHNSON, JR., TRUSTEE

Trustee

3363

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6389 PAGE 241

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* A. HARRISON JOHNSON, JR., TRUSTEE

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

Witness my hand and official seal at Nashville *this* 5th *day of* October *, 19* 84

Ruby Rainey

Notary Public

Commission expires July 18, 1987

RUBY RAINEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

TO

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

EXHIBIT A

BOOK 5390 PAGE 242

Being a particular parcel of land located in the City of Nashville, Davidson County, Tennessee at the northeast corner of Broadway and 9th Avenue and more particularly described by metes and bounds as follows:

Beginning at a building corner said corner being the intersection of the east margin of 9th Avenue and the north margin of Broadway;

Thence along the east margin of 9th Avenue along the building line North 26° 41' 45" West, 243.50 feet to the corner of the building, said building corner being at the intersection of the east margin of 9th Avenue and the south margin of a 16 foot alley;

Thence along the south margin of said alley North 61° 43' 33" East, 75.05 feet to a P.K. nail, said nail being an agreed corner;

Thence along an agreed line South 26° 46' 24" East, 164.84 feet to a point on a building line; thence along the line of the building South 62° 55' 35" West, 0.54 feet to the corner of the building;

Thence along the line of the building South 27° 03' 00" East, 80.27 feet to the building corner, said corner being in the north margin of Broadway;

Thence along the north margin of Broadway along the building line South 62° 57' 19" West, 75.20 feet to the point of beginning and containing 18,339.96 square feet or 0.42 acres.

The above described property was conveyed to A. Harrison Johnson, Jr., Trustee by deed from The University of Tennessee of record in Book 5975, Page 342, Register's Office for said County.

EXHIBIT B

SUBJECT TO:

1. Taxes for 1984, a lien, but not yet due and payable, which shall be prorated and assumed by Insured (Owner).

2. Deed of Trust executed by A. Harrison Johnson, Jr., Trustee and Park Place Properties, a Tennessee joint venture by and between Robert Howell and Dudley Warner, to John B. Hardcastle, Trustee, dated December 8, 1982, and recorded in Book 5975, Page 346, Register's Office for Davidson County, Tennessee, in favor of Nashville City Bank and Trust Company, which states that it secures a debt in the principal sum of $750,000, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein. (The present amount due should be determined by contacting the owner of the debt.)

   Said Deed of Trust was modified by Modification Agreement and Amendment to Deed of Trust, of record in Book 6002, Page 259, Register's Office for Davidson County, Tennessee, which secures an additional debt in the principal sum of $100,000.

3. Matters noted on Survey (released 8-28-84) by Kevin Tucker and Associates, P.C.

4. Rights of the State of Tennessee under existing lease, which affects the first four floors and the basement of the Property.

5. Rights of Dukes, Dukes & Ledford, Inc. and Dudley Warner, II and Robert J. Howell under existing lease, which affects the fifth floor of the Property.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 6399 PAGE 244

RECEIVED OF _____

FOR _____

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

1,275,000.00 Cons.

3315.00 CSTAX

.50 PRFEE

12.00 WDEED

CHECK 3327.50-

6963A10/09/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1551175

IDENTIF. REFERENCE

Oct 9 12 11 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0075304