WARRANTY DEED

BOOK 6423 PAGE 902

FROM: DUKES, DUKES AND LEDFORD

TO: 329 UNION STREET
JOINT VENTURE

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Esquire
Baker Worthington Crossley Stansberry & Woolf
200 Fourth Avenue, North
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
329 Union Street Joint Venture	SAME	93-2-3-141 and 142
(NAME)	(NAME)	
c/o Dukes, Dukes and Ledford		
Suite 818, Nashville City Bk Bldg		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37201		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,400,000.

Subscribed and sworn to before me, this the 9 day of November, 1984.

Glenn Dukes
Affiant

My commission expires: 4-20-86 (Affix seal) Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by 329 UNION STREET JOINT VENTURE, a Tennessee joint venture comprised of Dukes, Dukes and Ledford and James G. Sikes, (the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned DUKES, DUKES AND LEDFORD, a Tennessee general partnership comprised of Glenn G. Dukes, Buddy R. Dukes and Thomas E. Ledford, (the "Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantee, its successors and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:

Being part of Lot No. 52 on the Original Plan of Nashville, not of record, being Lot No. 6 on the Plan of the Subdivision of the north part of Lot No. 52, not included in Union Street, known as the Hyde Lot, as of record in Minute Book "D", Page 118, Chancery Court at Franklin, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, July 14, 1944, as follows:

Beginning on the southerly margin of Union Street, at the northwest corner of said building, a point 81 feet and 7 inches from the easterly margin of Fourth Avenue North as said margin is presently located and established; thence with the southerly margin of Union Street, easterly 24 feet 1 inch to the northeast corner of said building; thence with the outside face of the east wall of said building, southerly 98 feet and 8 inches to the outside face of the north wall of the McGavock Building, being the southeast corner of said building; thence with the outside face of this north wall, westerly 23 feet and 4-3/4 inches to the southwest corner of said building; thence with the face of the outside west wall of said building northerly 98 feet and 8 inches to the beginning.

11/09 3:40:30 CHECK

6370

Being the same property conveyed to Dukes, Dukes and Ledford, a Tennessee general partnership composed of Glenn G. Dukes, Buddy R. Dukes and Thomas E. Ledford, by deed from G. Keeling Turner, II and wife, Victoria P. Turner, of record in Book 6060, Page 959, Register's Office for Davidson County, Tennessee.

TRACT II:

Being part of Lot No. 52 in the Original Town of Nashville, not of record, described according to survey of Z. W. Wilkinson, dated September 19, 1945, as follows:

Beginning on the southerly margin of Union Street at a point 43.1 feet westerly from the westerly margin of Printer's Alley; running thence westerly, with the southerly margin of Union Street, 24 feet; thence southerly, at right angles to said street 98.4 feet to a point; thence eastwardly, and on line with the northerly margin of a 12-foot alley, 24 feet, thence northerly at right angles to said alley, 98.4 feet to the point of beginning.

Being the same property conveyed to Dukes, Dukes and Ledford, a Tennessee general partnership composed of Glenn G. Dukes, Buddy R. Dukes and Thomas E. Ledford by deed from The Cumberland Group, Inc., of record in Book 6300, Page 407, Register's Office for Davidson County, Tennessee.

Further, this conveyance is given subject to:

1. 1984 taxes, which have been prorated and adjusted as of the date hereof.

2. Deed of Trust executed by Dukes, Dukes and Ledford to John B. Hardcastle, Trustee, Trustee, of record in Book 6408, Page 589, Register's Office for Davidson County, Tennessee, to secure to Nashville City Bank and Trust Co. the payment of one Promissory Note dated October 22, 1984, in the original principal amount of $1,000,000, Register's Office for said County, which Grantee assumes and agrees to pay.

3. Collateral Assignment of Rents and Leases between Dukes, Dukes & Ledford and The Industrial Development Board of The Metropolitan Government of Nashville and Davidson County of record in Book 6408, Page 606, said Register's Office.

4. Assignment from The Industrial Development Board of The Metropolitan Government of Nashville and Davidson County to Nashville City Bank and Trust Co. of record in Book 6408, Page 621, said Register's Office.

5. Security Agreement between The Industrial Development Board of The Metropolitan Government of Nashville and Davidson County, Tennessee and Dukes, Dukes & Ledford of record in Book 6408, Page 631-636 said Register's Office.

6. Encroachments, overlaps, boundary line disputes and any matters which would be disclosed by an accurate survey and inspection of the premises.

7. The property description in both tracts is subject to party walls of adjoining landowners.

This is improved property, known as 327-329 Union Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said property and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said 329 UNION STREET JOINT VENTURE, its successors and assigns, forever.

And Grantor does covenant with the said Grantee, that it is lawfully seized and possessed of said property and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said property and undivided interest to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

The legal descriptions contained herein were obtained from prior deeds of record and title policies. No representation is made as to the accuracy thereof.

WITNESS the Grantor's signature this 9th day of November, 1984.

DUKES, DUKES AND LEDFORD

By: _____
Glenn G. Dukes

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By: _____
Buddy R. Dukes

By: _____
Thomas E. Ledford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Glenn G. Dukes, Buddy R. Dukes and Thomas E. Ledford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Partners of DUKES, DUKES AND LEDFORD, the within named bargainor, a Tennessee general partnership, and that they as such Partners, being authorized so to do executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by themselves as such Partners.

Witness my hand and seal, at office in Nashville, Tennessee, this 9 day of November, 1984.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 20, 1986.

16.29 | 5.

IDENTIF. REFERENCE

Nov 9 3 54 PM 1984

FELIX E. ELSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6423 PAGE 905

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.	1,400,000	.00	
			3640.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 3649.50-	
6370A	11/09/84	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16 29 15

IDENTIF. REFERENCE

NOV 9 3 54 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0084435