WARRANTY DEED

BOOK 6461 PAGE 211

FROM: Nashville Historic Developers

TO: Sixth and Church Limited

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr.
Baker Worthington Crossley Stansberry & Woolf
11th Floor, 200 Fourth Avenue North
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
		Map 93-6-1
Sixth and Church Limited		Parcels 26 and 27
(NAME)	(NAME)	
c/o R. G. Lakins Development Corp.		
9th Floor, Life & Casualty Tower		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37219		
(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 $4,485,123.

Subscribed and sworn to before me, this the 28th day of December, 1984.

Affiant

My commission expires: 11-9-87

(Affix seal) Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt whereof is hereby acknowledged, NASHVILLE HISTORIC DEVELOPERS, a Tennessee joint venture comprised of Dukes, Dukes and Ledford (a Tennessee general partnership comprised of Glenn G. Dukes, Buddy R. Dukes and Thomas E. Ledford), Hosse Investments, Inc. (a Tennessee corporation whose shareholders are Hammond Hosse and Webb Hosse), Elm Hill Builders, Inc. (a Tennessee corporation whose shareholder is Eugene P. Davis), Gerald Butler and Paul F. Durham, has this day bargained and sold, and does hereby transfer and convey unto the said SIXTH AND CHURCH LIMITED, a Tennessee limited partnership whose sole general partners are R. G. Lakins Development Corp. and Paul F. Durham, the Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, and being more particularly described as follows:

TRACT I:

Land in Davidson County, Tennessee, being part of Lot No. 101 on the Original Plan of the Town of Nashville, not of record, described as follows:

Beginning on the easterly margin of Sixth Avenue North, formerly High Street, at a point 80 feet 5 inches, more or less, north of the northerly margin of Church Street, said point being the northwest corner of the property conveyed to

Howell H. Campbell by deed from Sarah Hitchcock Cadek, et al, of record in Book 805, Page 133, Register's Office for said County; thence with the northerly line of said Campbell property eastwardly 66 feet, more or less, to the westerly line of the Lebeck property; thence with said line northwardly 54 feet, more or less, to the southerly line of the Timothy property; thence with Timothy's southerly line westwardly 66 feet, more or less, to the easterly margin of Sixth Avenue North; thence with said avenue southwardly 54 feet, more or less, to the beginning.

TRACT II:

Land in Davidson County, Tennessee, being a part of Lot No. 101 in the Original Plan of the Town of Nashville (not recorded) described as follows:

Beginning at the intersection of Church Street (formerly Spring Street) and Sixth Avenue North (formerly High Street) and running thence northeastwardly along the line of said Church Street, 60 feet to a stone; thence running directly back through said lot northwestwardly and parallel to said Sixth Avenue, 80 feet 5 inches to a stone; thence running at right angles to said last line and parallel to said Church Street, southwestwardly 60 feet to the line of Sixth Avenue North; and thence running with the east margin of Sixth Avenue North, southeastwardly 80 feet 5 inches to the beginning.

Being the same property conveyed to Nashville Historic Developers, a Tennessee joint venture comprised of Dukes, Dukes and Ledford (a Tennessee general partnership comprised of Glenn G. Dukes, Buddy R. Dukes and Thomas E. Ledford), Hosse Investments, Inc. (a Tennessee corporation whose shareholders are Hammond Hosse and Webb Hosse), Elm Hill Builders, Inc. (a Tennessee corporation whose shareholders are Eugene P. Davis and ~~Gerald~~ Butler), and Paul F. Durham, by deed from A. Harrison Johnson, Jr., Trustee, with full power to sell, convey and mortgage without the consent or joinder of any beneficiary, of record in Book 6428, Page 626, Register's Office for Davidson County, Tennessee.

SUBJECT TO:

1. Deed of Trust executed by Nashville Historic Developers, a Tennessee joint venture by and among Dukes, Dukes and Ledford (a Tennessee general partnership comprised of Glenn G. Dukes, Buddy R. Dukes and Thomas E. Ledford), Hosse Investments, Inc. (a Tennessee corporation), Elm Hill Builders, Inc. (a Tennessee corporation), and Paul F. Durham (an individual resident of Tennessee), to John B. Hardcastle, Trustee, dated November 16, 1984, and recorded in Book 6428, Page 628, Register's Office for Davidson County, Tennessee, in favor of The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, which states that it secures a debt in the principal sum of $2,900,000, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein, which Grantee assumes and agrees to pay.

2. Collateral Assignment of Rents and Leases between Nashville Historic Developers and The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, of record in Book 6428, Page 647, Register's Office for Davidson County, Tennessee.

3. 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 6428, Page 644, Register's Office for Davidson County, Tennessee.

4. Financing Statement naming The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County as Secured Party and Nashville City Bank and Trust Co. as Assignee of Secured Party, of record in Book 6428, Page 674, Register's Office for Davidson County, Tennessee.

5. Financing Statement naming Nashville City Bank and Trust Co. as Secured Party, of record in Book 6428, Page 680, Register's Office for Davidson County, Tennessee.

6. 1984 Taxes, UNPAID.

This is improved property, known as the Harvey's Building, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as set out above.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors 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 28th day of December, 1984.

NASHVILLE HISTORIC DEVELOPERS,
A Tennessee Joint Venture Comprised Of:

DUKES, DUKES AND LEDFORD,
A Tennessee General Partnership Comprised Of:

By: _____
Glenn G. Dukes

By: _____
Buddy R. Dukes

By: _____
Thomas E. Ledford

HOSSE INVESTMENTS, INC., A Tennessee Corporation

By: _____, Sec.-Treas.

ELM HILL BUILDERS, INC., A Tennessee Corporation

By: _____

_____
Gerald Butler, Individually

_____
PAUL F. DURHAM, INDIVIDUALLY

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 to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of December, 1984.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-9-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Wm Glenn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary-Treasurer of HOSSE INVESTMENTS, INC., the within named bargainor, a Tennessee corporation, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of December, 1984.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-9-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Eugene F. Dukes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of ELM HILL BUILDERS, INC., the within named bargainor, a Tennessee corporation, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of December, 1984.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-9-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GERALD BUTLER, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of December, 1984.

Joyce M Jones
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-9-87.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAUL F. DURHAM, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of December, 1984.

Joyce M Jones
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-9-87.

RUSH

I 73400

IDENTIF. REFERENCE

Dec 20 4 19 PM '84

FEE $ 0.50 RECORDED & INDEXED
DAVIDSON COUNTY, TN

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

4,485,122.00 Conv.
11661.26 CSTAX
.50 PRFEE
15.00 MDEED
CHECK 11673.76-
9451A12/28/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 73400

IDENTIF. REFERENCE

DEC 28 4 19 PM '84

REGISTER
DAVIDSON COUNTY, TN

No. 97184