THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
3305 West End Avenue
Nashville, TN 37203

CBRJR:jm
1-2-85

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
3307 PROPERTIES	SAME	Map 104-6
3305 West End Avenue		Parcel 169
Nashville, TN 37203		FB# 26W5330

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Two Hundred Seventy-Five Thousand and No/100 ($275,000.00) Dollars, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, MARSHALL I. KARR, TRUSTEE, with full power to transfer without the joinder of any beneficiary ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto 3307 PROPERTIES, a Tennessee general partnership, composed of David J. White, Jr., Barrett B. Sutton, Jr., George R. Fusner, Jr., Ray C. Nathurst, and Charles B. Reasor, Jr. ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit "A," which is attached hereto and incorporated herein by reference ("Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. 1985 Metropolitan Nashville and Davidson County Real Property Taxes, a lien, but not presently due and payable, which have been assumed by Grantee;

2. An Easement over a portion of the Property conveyed in a Deed from Grantor to 3305 Properties, as of record in Book 6208, Page 162, Register's Office for Davidson County, Tennessee; and

01/03 727.50- CHECK

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3. Setback lines, easements, and limitations as shown on the Plan of Bransford Realty Company's West End Place, as of record in Plat Book 332, Page 15, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

Subscribed and sworn to before me this 2nd day of January, 1985.

NOTARY PUBLIC

My Commission Expires: 7-27-86

This is improved Property known as 3307 West End Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD, the said Property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on this 2nd day of January, 1985.

MARSHALL I. KARR, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Marshall, a Notary Public in and for said County and State, the within named MARSHALL I. KARR, TRUSTEE, 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 2nd day of January, 1985.

Jan Marshall
NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-27-86

EXHIBIT A

LEGAL DESCRIPTION

BEING a tract of land located in the First Civil District of Davidson County, Tennessee, on the Southerly margin of West End Avenue, a distance of 155.25 feet in a Westerly direction from Thirty-Third Avenue, South, and being all of Lot No. 10 and a portion of Lot No. 11 on the Plan of Bransford Realty Company's West End Place, as of record in Plat Book 332, Page 15, Register's Office for said County, and being more particularly described according to a survey of Southern Consultants, Inc., dated August 9, 1979 (Job No. 271.10), as follows:

BEGINNING at an iron pin in the Southerly margin of West End Avenue, said iron pin being South 43° 43' 35" West, a distance of 155.25 feet from an iron pin located in the Southwesterly corner of the intersection of West End Avenue and Thirty-Third Avenue, South, said iron pin also being in the Northwesterly corner of the property herein described and the Southwesterly corner of Lot No. 2 on the Revised Subdivision Plat of West End Avenue Place, as of record in Book 5210, Page 204, Register's Office for said County; thence, leaving the Southerly margin of West End Avenue, and following the common line between the property herein described and said Lot No. 2 on the Revised Subdivision Plan of West End Avenue Place, South 31° 19' 49" East, a distance of 150.00 feet to an iron pin in the Northerly margin of a 15-ft. alley; thence, following the Northerly margin of said alley, South 43° 43' 35" West, a distance of 51.75 feet to a point, being the Southwesterly corner of said Lot No. 10 and the Southeasterly corner of said Lot No. 11; thence, leaving the Northerly margin of said alley and intersecting said Lot No. 11, North 42° 18' 53" West, a distance of 145.27 feet to the Southerly margin of West End Avenue; thence, following the Southerly margin of West End Avenue, North 43° 43' 35" East, a distance of 80.40 feet to the point of beginning.

BEING a portion of the same property conveyed to Marshall I. Karr, Trustee, by Deed from Clover Bottom Estates, Inc., as of record in Book 5324, Page 68, Register's Office for Davidson County, Tennessee.

17.43.18

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IDENTIF. REFERENCE

JAN 9 9 21 AM '85

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6467 PAGE 22

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

275000.00- CAMT.
715.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 727.50-
0602A01/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.7.4.3.1.8

IDENTIF. REFERENCE

JAN 3 9 21 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 98304