FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29 DAY OF January, 19 85

Notary Public

MY COMMISSION EXPIRES: 11-6-87

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Joe Saperstein, Atty. 95 White Bridge Road, Nashville, TN 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert R. McCalla (NAME)	SAME (NAME)	93-11
40 Rutledge St. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	196
Nashville TN. 37201 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	13W-02350

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, 40 Rutledge Group, a Partnership composed of Richard S. Means, Walter T. Roberts, Joseph Van Grinsven, Paul Alan Brown, W. Duncan Hagemeyer, and Paul M. Shenoweth,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rutledge Hill Partnership, a partnership composed of Robert R. McCalla and Jim Beeson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

TRACT 1: Being the northerly 30 feet of Lots Nos.50, 51, and 52 and the northerly 30 feet of the westerly 40 feet of Lot No. 53 on the Plan of Rutledge Addition, as of record in Book 21, page 73, Register's Office for said County, and also a 15-foot strip immediately north of same shown on said plan as an alley, but which alley has since been closed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to 40 Rutledge Group, a Partnership composed of Richard S. Means, and others, by written partnership agreement, by deed from Charles Douglas Williams, unmarried, of record in Book 5588, page 789, Register's Office for said County.

I 8024 2

IDENTIF. REFERENCE

JAN 31 8 45 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

1 1 01/31 78 50- CHECK

This is improved (X) unimproved ( ) property, known as 40 Rutledge Street, Nashville, TN 37210
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 our hands this 29th day of January, 19 85

Walter T. Roberts by Richard S. Means Atty in fact, Joseph Van Grinsven by Richard S. Means Atty in fact, Paul Alan Brown by Richard S. Means atty in fact

RICHARD S. MEANS

W. Duncan Hagemeyer by Richard S. Means atty in fact, Paul M. Shenoweth by Richard S. Means, atty in fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard S. Means

the 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, Tennessee, this 29 day of January, 85

Commission expires 11-1-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29 of January, 1985, before me, the undersigned, personally appeared Richard S. Means, to me known or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Walter T. Roberts, Joseph Van Grinsven, Paul Alan Brown, W. Duncan Hagemeyer, and Paul M. Chenoweth and he acknowledged that he executed the same as the free act and deed of the said Walter T. Roberts, Joseph Van Grinsven, Paul Alan Brown, W. Duncan Hagemeyer, and Paul M. Chenoweth.

Witness my hand and official seal at Nashville, TN, this 29th day of January, 1985.

Notary Public

My Commission Expires: 11-1-87

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

300000.CO- CAMT.
780.00 CSTAX
.50 PRFEE
6.00 WDECD
CHECK 786.50-
7787A01/31/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 0 2 4 2

IDENTIF. REFERENCE

JAN 31 8 45 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105287