BOOK 6490 PAGE 83

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Donald J. Serkin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February 1985.

Notary Public

MY COMMISSION EXPIRES: June 27, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Charles Watson Cross, Attorney — NAME
808 Broadway, Nashville, TN 37203 — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Jones, Jr., Burton W. Rice & J.Gil Fuqua (NAME)	d/b/a Third Avenue Associates (NAME)	93-10
513 Third Avenue South (STREET ADDRESS OR ROUTE NUMBER)	513 Third Avenue South (STREET ADDRESS)	450
Nashville, TN 37210 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37210 (CITY) (STATE) (ZIP)	

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, Donald Serkin, Mark Serkin, Gary Serkin and Sam Silverman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO a partnership consisting of Charles E. Jones, Jr., owning 45%, Burton W. Rice owning 45% and J. Gil Fuqua, Jr., owning 10%, and d/b/a Third Avenue Associates.

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:

Land in Davidson County, Tennessee, being Lots No. 22, 23, 24, and 25 and part of College Square on the University of Nashville Plan of Lots called "College Campus", not of record, described as follows:

Beginning at the northwest corner of Third Avenue South (formerly College Street) as now located, and Highland Avenue; thence with the northerly margin of Highland Avenue westerly 140 fee, more or less, to the easterly margin of Almond (formerly Hume Street) thence with the easterly margin of said street northerly 85 3/4 feet to the corner of Lots 25 and 26; thence with the southerly line of Lot No. 26 easterly 170 feet, more or less, to the westerly margin of Third Avenue South; thence with the westerly margin of said Avenue, southerly 105 feet, more or less, to the beginning.

Being the same property conveyed to Donald, Mark, Gary and Laurence Serkin from Sol Serkin by deed of record in Book 5100, page 919; and conveyed to Donald, Mark and Gary Serkin and Sam Silverman by Laurence Serkin by deed recorded in Book 5652, page 532 and

Being the same property conveyed to Rosa Silverman, by deed from Joseph R. West, Clerk and Master, of record in Book 633, page 136, Register's Office for Davidson County, Tennessee. The said Rosa Silverman having since died and devised said land to Mildred Serkin and Sam Silverman as devisees under her Will of record in Will Book 107, page 570, Probate Court for Davidson County, Tennessee. The said Mildred Serking having since died and devised her interest in said land to Sol Serkin as devisee under her Will of Record in Will Book 117, page 551, Probate Court Clerk's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 523 (House Number) Third Avenue South (Street) Nashville, TN 37210 (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 hand on this 5th day of February, 1985

Donald J. Serkin — Mark Serkin — Gary Serkin

Sam Silverman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Donald J. Serkin, Mark Serkin, Gary Serkin and Sam Silverman

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of February 1985

Commission expires 6/27/88

[illegible]
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

GREENWOOD NOTARY PUBLIC TENNESSEE STATE AT LARGE

WARRANTY DEED

FROM

Donald, Mark and Gary Serkin

and Sam Silverman

TO

Charles E. Jones, Jr.,

Burton W. Rice, and J. Gil Fuqua

I: 8 2 | 4: 9

IDENTIF. REFERENCE

FEB 0 2 40 PM '85

FEE [illegible] REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6490 PAGE 85

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

65000.00- CAMT.
169.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 175.50-
0073A02/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 2 1 4 9

IDENTIF. REFERENCE

FEB 8 2 40 PM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 107505