FORM NO. WD-1

BOOK 6500 PAGE 546

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 749,600.00

Michael R. Hassard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 1985.

Notary Public

MY COMMISSION EXPIRES: 10-24-88
(AFFIX SEAL)

From information provided by parties

THIS INSTRUMENT WAS PREPARED BY

W. E. Weems, II, 501 Union Street, Suite 502, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas L. Cummings, Jr. (NAME)	Same (NAME)	93-9
200 12th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	276&284
Nashville, Tenn. 37203 (CITY) (STATE) (P. O. ZIP)	(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, Cummings Enterprises, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas L. Cummings, Jr.

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:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to the following matters:

1. Deed of Trust and Security Agreement of Record in Book 6129, Page 124 in the Register's Office for Davidson County, Tennessee;

2. Assignment of Lessor's Interest in Lease of Record in Book 6129, Page 149 in said Register's Office;

3. Memorandum of Option of Record in Book 6129, Page 155 in said Register's Office; and

4. UCC-1 filing of Record in Book 6129, Page 159 in said Register's Office.

The Grantee in no way assumes either directly or indirectly the liabilities created in the above instruments or the indebtedness secured by them.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is { unimproved (X) / improved (X) } property, known as 200 12th Avenue South, Nashville, Tennessee 37203
(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 my hand this 27th day of February, 1985

CUMMINGS ENTERPRISES, INC.

BY: Michael R Hassard

BY: Thos. L. Cummings, Jr.
Thos. L. Cummings, Jr., President

STATE OF TENNESSEE
Davidson County

BOOK 6500 PAGE 547

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael R. Haggard and Thomas L. Cummings, Jr. with whom I am personally acquainted and who upon ~~(this oath)~~ (their several oaths) acknowledged ~~(himself)~~ (themselves) to be the Secretary and President respectively of the Cummings Enterprises, Inc. the within named bargainor, a corporation, and that ~~(he)~~ (they) as such Secretary and President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Michael R. Haggard as such Secretary, and attesting the same by the said Thomas L. Cummings, Jr. as such President

Witness my hand and official seal at office at Nashville on this the 27th day of February 19 85

My commission expires 10-24-85

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

EXHIBIT "A"

TRACT 1: LAND in Davidson County, Tennessee, being Lot No. 162 and the southerly 37 feet of the northerly 85 feet of Lots Nos. 164 and 166, in McNairy's Plan of West Nashville Lots, as of record in Book No. 9, pages 322 and 323, Register's Office for said County.

SAID Lot No. 162 fronts 50 feet on the southerly side of Demonbreun Street and runs back between parallel lines 175 feet to an alley.

SAID parts of Lots Nos. 164 and 166 are described together as follows: Beginning on the easterly margin of 12th Avenue South, 48 feet south of the southerly margin of Demonbreun Street; thence with the easterly margin of 12th Avenue South southerly 37 feet; thence eastwardly and parallel with Demonbreun Street, 100 feet to the line between lots 162 and 164; thence with said line, northerly 37 feet to a point 48 feet south of the southerly margin of Demonbreun Street; thence westwardly 100 feet to the easterly margin of 12th Avenue South, the point of beginning.

BEING the same property conveyed to Balton and Cummings Enterprises, Inc., now Cummings Enterprises, Inc., a Tennessee Corporation, by deed from Dortha Hart Balton and Ann James Cummings, of record in Book 2035, Page 543, Register's Office for Davidson County, Tennessee.

TRACT 2: LAND in Davidson County, Tennessee, being part of Lots No. 164 and 166 in McNairy's Plan of West Nashville Lots, as of record in Book 9 Pages 322 and 323, Register's Office for said County, described as follows:

BEGINNING at the southeast corner of Demonbreun Street and 12th Avenue South, formerly McNairy Street; running thence easterly, with the southerly margin of Demonbreun Street, 100 feet to the northwest corner of Lot No. 162; thence southerly at right angles 48 feet to a point; thence westerly parallel with Demonbreun Street, 100 feet to 12th Avenue, South; thence northerly with the easterly margin of 12th Avenue South, 48 feet to the beginning.

BEING the same property conveyed to Cummings Enterprises, Inc., by deed from Commerce Union Bank, Successor Trustee, of record in Book 3341, Page 394, Register's Office for Davidson County, Tennessee.

INCLUDED in the above described property, but expressly EXCLUDED from this conveyance is a permanent easement for right of way for street purposes granted by Cummings Enterprises, Inc., to Metropolitan Government of Nashville, of record in Book 3850, Page 345, Register's Office for Davidson County, described as follows:

BEGINNING at the intersection of the southerly margin of Demonbreun Street with the easterly margin of 12th Avenue South, thence running North 61 43' E. along the southern margin of Demonbreun Street for a distance of seven (7.00) feet; thence South 26 16' W., a distance of eight and sixty-two hundredths (8.62) feet to a point in the eastern margin of 12th Avenue South; thence North 28° 00' W. along the eastern margin of 12th Avenue South, a distance of five (5.00) feet to the point of beginning, and having an area of 17.50 square feet the same being a part of the tract conveyed to Cummings Enterprises Inc., as of record in Deed Book 3341, Page 394, Register's Office for Davidson County, Tennessee.

TRACT 3: LAND in Davidson County, Tennessee, being Lots Nos. 256 and 257 and the easterly 33 feet of Lot No. 258 on McNairy's Plan of West Nashville Lots, as of record in Plat Book 1, Page 15, and Minute Book "C", pages 136 and 137, Chancery Cout of Nashville.

SAID Lots Nos. 256 and 257 and said part of Lot No. 258 front together 133 feet on the northerly side of Laurel, formerly Locust Street and extend back between parallel lines with the westerly margin of 11th Avenue, South, 170 feet to an alley.

BEING the same property conveyed to Balton and Cummings Enterprises, Inc. now Cummings Enterprises, Inc. by deed from R. Francis Lee and wife, Gertrude Estes Lee as of record in Book 3161, Page 550, Register's Office for Davidson County, Tennessee.

TRACT 4: LAND in Davidson County, Tennessee, being the West 17 feet of Lot No. 258 and the East 16 feet of Lot No. 259 on the Map of McNairy's West Nashville Plan, as of record in Plat Book 1, page 15, Chancery Court at Nashville.

SAID parts of said Lots adjoin and front 33 feet on the north side of Laurel Street and run back between parallel lines 170 feet, more or less, to an alley.

Being the same property conveyed to Balton and Cummings Enterprises, Inc. now Cummings Enterprises, Inc., by deed from Floyd Reece and wife, Evie Reece, as of record in Book 2139, page 263, Register's Office for said County.

RUSH IDENTIF. REFERENCE
FEB 27 3 25 PM '85
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN
I 8 5 8 0 0

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

RECEIVED OF _____ BOOK 6500 PAGE 550

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

749600.00- CAMT.
1948.96 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 1961.46-
4468A02/27/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.8.5.8.0.0

IDENTIF. REFERENCE

FEB 27 3 25 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 111775