This instrument prepared by:

L. G. SLOAN
ECS, INC.
800 Mansell Road
Roswell, Georgia 30075

WARRANTY DEED

BOOK 6575 PG 677

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
LOWER 2ND AVENUE - RETAIL, LTD.	(SAME)	93-6-4 Par 76 Ja
(NAME) 800 Mansell Road	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Roswell, Georgia 30075	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ---------- ($10.00) ---------- Dollars,

cash in hand paid by LOWER 2ND AVENUE - RETAIL, LTD. and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, We, ECS, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said LOWER 2ND AVENUE - RETAIL, LTD.

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

One half interest as a co-tenant in Land in Davidson County, Tennessee, being part of Lot No. 5 on the Plan of the Upper Ferry Property, as a record in Book "R", pages 420 and 421, Register's Office for Davidson County, Tennessee. Being Lots Nos. 1 and 2 on the Plan of McNairy's Subdivision of part of said Lot No. 5 of the Upper Ferry Property, not of record, described as follows:

Beginning at the southeast corner of Second Avenue South, formerly Market Street and Sparkman, formerly Wharf Street; thence with the easterly margin of Second Avenue South, southwardly 51 feet and 3 inches to the corner of Lots Nos. 2 and 3 on said McNairy's Subdivision; thence with the line between said two lots, eastwardly 100 feet to the westerly margin of an alley; thence with said alley, northwardly 51 feet 3 inches to the southerly margin of Sparkman Street; thence with said Street westwardly 100 feet to the beginning.

And an unidvided interest In the first floor of the improvements on the aforementioned lots.

Being the same property conveyed to ECS, Inc. by deed of record in Deed Book 6156, page 451, Register's Office of Davidson County, Tennessee.

STATE OF Georgia
COUNTY OF Fulton

The actual consideration or value whichever is greater, for this transfer is $100,000.00

Subscribed and sworn to before me, this the 26th day of December 19 83.

Notary Public Georgia State At Large
My commission expires: My Commission Expires July 24 1984

Notary Public

This Unimproved ( ) Improved (X) property, known as 134-136 - 2nd Avenue, South, Nashville, Tennessee
(House Number) (Street) P O Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered ; except for 1983 taxes which are prorated and assumed by the purchaser.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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 26th day of December, 19 83., the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

ECS, Inc.

STATE OF Georgia)
COUNTY OF Fulton)

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Personally appeared before me, [illegible] *, a Notary Public in and for said County and State,* L. C. Sloan, 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 ECS, Inc., the within bargainor, a corporation, and that he as such President, executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Roswell, Georgia
this 26th *day of* December, *19* 83.

Notary Public, Georgia, State At Large
My Commission Expires July 24 1984

Commission expires .....

[illegible]
Notary Public

NOTARY PUBLIC STATE OF GEORGIA PATRICIA S. CLARKE AT LARGE

WARRANTY DEED

FROM

ECS, INC.

TO

LOWER 2ND AVENUE - RETAIL, LTD.

J.I.O 7.8 2

IDENTIF. REFERENCE

JUN 8 | 51 PM '85

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6575 PAGE 679

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

100000.00- CAMT.
260.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 266.50-
5422A06/06/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 0 7 8 2

IDENTIF. REFERENCE

JUN 6 1 52 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 141917