TRUSTEE'S DEED

BOOK 6675 PAGE 388

FROM: BERNICE R. LEWIS, TRUSTEE
UNDER WILL OF EDDIE LEWIS

TO: HSW PARTNERSHIP

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Esquire
Baker Worthington Crossley Stansberry & Woolf
Thirtieth Floor, L & C Tower
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HSW Partnership (NAME)	SAME (NAME)	104-2-396
2817 West End Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nash, Tn. 37203 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $400,000.

Subscribed and sworn to before me, this the 4 day of October, 1985.

Bernice R. Lewis
Affiant

My commission expires: 7/9/89
(Affix seal) Notary Public

(FOR REGISTER'S USE)

THIS INDENTURE, made and entered into on this 4 day of October, 1985, by and between BERNICE R. LEWIS, TRUSTEE UNDER WILL OF EDDIE LEWIS, FIRST PARTY, and HSW PARTNERSHIP, a Tennessee general partnership comprised of Ted H. Welch, George N. Spiva and Vianda Hale Hill, SECOND PARTY,

W I T N E S S E T H:

WHEREAS, First Party acquired title to the hereinafter described property by Personal Representative's Distributive Deed of record in Book 6444, Page 555, Register's Office for Davidson County, Tennessee.

NOW, THEREFORE, in consideration of the sum of Four Hundred Thousand ($400,000) Dollars, cash in hand paid by Second Party, I, BERNICE R. LEWIS, TRUSTEE UNDER WILL OF EDDIE LEWIS, have this day bargained and sold and by these presents do transfer and convey to HSW PARTNERSHIP, its successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 3, parts of Lots Nos. 2 and 7 and part of a 10-foot alley in the rear of Lots Nos. 2 and 3 on the map of John H. Williams, Jr.'s subdivision of Lot No. 55, Boyd Cockrill Spring Tract as of record in Book 161, Page 77, Register's Office for said County, described as follows: Beginning at the southeast intersection of West End and 29th

1624 1049.50- CHECK

Avenue South, formerly called 30th Avenue South or Williams Avenue being the northwest corner of Lot No. 3; thence along the easterly margin of 29th Avenue South 191 feet, more or less to a point in the northerly margin of a 10-foot private alley; thence with the margin of said alley, eastwardly 72½ feet, more or less, to a point; thence, northwardly and parallel with 29th Avenue South 210 feet, more or less, to the southerly margin of West End Avenue, thence along West End Avenue, westwardly 75 feet to the beginning.

Being the same property conveyed to Bernice R. Lewis, Trustee under the Will of Eddie Lewis by deed from Bernice R. Lewis of record in Book 6444, Page 552, Register's Office for Davidson County, Tennessee, and by Personal Representative's Distributive Deed from Bernice R. Lewis, the duly qualified and acting personal representative of the Estate of Eddie Lewis, of record in Book 6444, Page 555, said Register's Office.

TO HAVE AND TO HOLD, the aforesaid real estate unto the said Second Party, its successors and assigns, forever, and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind.

And I, BERNICE R. LEWIS, TRUSTEE UNDER WILL OF EDDIE LEWIS, do further covenant and bind myself, my successors and representatives, to warrant and defend the title of said land only as to such title coming through or by me to the said Second Party, its successors and assigns, against the lawful claims of all persons claiming by, through or under myself, but not otherwise.

SUBJECT TO:

(1) 1985 taxes, prorated and assumed by Second Party.

(2) Terms and provisions of Lease Agreement by and between Eddie Lewis and Bernice R. Lewis, as Lessors, and Jerry M. Klein and Jacqueline Klein, partners doing business as Bittner's, as Lessee, dated August 29, 1977, of record in Book 6476, Page 375, Register's Office for Davidson County, Tennessee. Said Lease was assigned to Peter Weiss, Trustee by Assignment of Lease, of record in Book 6476, Page 386, Register's Office for Davidson County, Tennessee. Said Lease as assigned to Nashville Formalwear and Costume Rentals and Sales, Inc. by Assignment of Lease, of record in Book 6476, Page 389, Register's Office for Davidson County, Tennessee. Said Lease was assigned to Nick Spiva, Trustee by Assignment of Lease, of record in Book 6476, Page 392, Register's Office for Davidson County, Tennessee.

(3) Amended and Restated Sublease by and between Nashville Formalwear and Costume Rentals and Sales, Inc. and Sam Meyers Formal Wear, Incorporated, dated July 11, 1983.

(4) Lease by and between Nashville Formalwear and Costume Rentals and Sales, Inc. and Stephen C. Plotkin and wife, Lori N. Adelson, dated December 1, 1982.

(5) Memorandum of Collateral Assignment of Lease from Nick Spiva, Trustee to Nashville City Bank and Trust Co., dated January 16, 1985, of record in Book 6476, Page 397, Register's Office for Davidson County, Tennessee, as collateral for certain obligations as provided in Collateral Assignment of Lessee's Interest, dated January 16, 1985, from Nick Spiva, Trustee to Nashville City Bank and Trust Co.

(6) Non-disturbance and Estoppel Agreement of record in Book 5990, Page 36, Register's Office for Davidson County, Tennessee.

(7) Non-disturbance and Estoppel Agreement of record in Book 6127, Page 500, Register's Office for Davidson County, Tennessee.

(8) Lease Agreement with Lamar Advertising Co. for a sign on the property.

(9) All matters of record, survey, inspection and parties in possession, including, but not limited to matters contained in the Will of Eddie Lewis, Deceased.

The legal description contained herein was obtained from third parties and furnished to the preparer of this Deed. No representation is made as to the accuracy thereof.

Witness my hand this 4 day of October, 1985.

Bernice R. Lewis
BERNICE R. LEWIS, TRUSTEE UNDER WILL OF EDDIE LEWIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BERNICE R. LEWIS, 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 4 day of October, 1985.

Karl Lewis
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 9, 1989

42227

IDENTIFICATION REFERENCE

OCT 4 4 07 AM '85

FELIX Z. HASKINS, REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6675 PAGE 391

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			400000.00- CAMT.	
			1040.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 1049.50-	
			3898A10/04/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42227

IDENTIFT REFERENCE

OCT 4 4 07 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 179441