6 of 41

WARRANTY DEED

FROM: Milton Grossman, Trustee, Grantor

TO: West End Hampton, Ltd., a Tennessee limited partnership, Grantee

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

West End Hampton, Ltd.
c/o ~~Robert~~ King M. Rogers, III
Suite 1700 One Commerce Square
Memphis, Tennessee
38103

Send Tax Bills To: Same

Map-Parcel Numbers
92-16 parcels
109, 135 and
149

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Million Six Hundred Fifty Thousand Dollars ($1,650,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 27th day of November, 1985.

Notary Public

My Commission Expires: 4-17-88

FOR AND IN CONSIDERATION OF the sum of One Million Six Hundred Fifty Thousand Dollars ($1,650,000.00), the receipt and sufficiency of which are hereby acknowledged, Milton Grossman, Trustee, Grantor, has bargained and sold, and by these presents does transfer and convey unto West End Hampton, Ltd., a Tennessee limited partnership as Grantee, its successors and assigns, four certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I:

Being lots Nos. 1, 2, 3 and 4 on the Map of John H. Williams' Subdivision of Blocks 147 and 148 in the Boyd Home Tract, as of record in book 57, page 154, Register's Office for said County.

Said lots Nos. 1, 2, 3 and 4 front together 200 feet on the southerly side of West End Avenue and run back between parallel lines, with the easterly margin of 20th Avenue

South, 150 feet to an alley. Rights in adjoining alley closed.

Lots Nos. 1, 2 and 3 being the same property conveyed to Milton Grossman, Trustee by deed from Eugene Pargh and Gerald Averbuch, recorded in book 2650, page 425, said Register's Office.

Lot No. 4 being conveyed to Milton Grossman, Trustee by deed from Eugene Pargh and Gerald Averbuch recorded in book 2650, page 425.

Tract II:

Being Lot No. 17 on the Plan of John H. Williams Subdivision of Lots Nos. 147 and 148 of the Boyd Home Tract, as of record in Book 57, page 154, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 50 feet on the westerly side of Lyle Avenue and runs back between parallel lines with the southerly margin of an alley 118 feet to an alley in the rear. Rights in adjoining alley closed.

Being the same property conveyed to Milton Grossman, Trustee by deed from Gerald Averbuch and Eugene Pargh of record in Book 2857, page 301, Register's Office for Davidson County, Tennessee.

Tract III:

Lot No. 33 on the Plan of J. H. Williams' First Addition to West Nashville, being a subdivision of Lots Nos. 147 and 148, in the Boyd Home Tract, as of record in Book 57, page 154, Register's Office for Davidson County.

Said lot fronts 50 feet on the easterly side of 20th Avenue, South, formerly Boyd Avenue, and runs back between parallel lines, with the southern margin of an alley 150 feet to an alley in the rear.

Being the same property conveyed to Milton Grossman, Trustee, by deed from Eugene Pargh and Gerald Averbuch of record in Book 2877, page 595, said Register's Office.

Tract IV:

All interest in former Metro Alley Nos. 383 and 386 as closed by Metro Ordinance 67-224 and Metro Ordinance 085-956.

This is improved property, known as 1921 West End Avenue, Nashville, Tennessee 37219.

This conveyance is expressly made subject to the following:

1. The lien for 1985 taxes which have been prorated and will be paid by Grantor.

2. Rights of parties in possession.

3. Easements for utilities retained in the former alley as set forth in Metro Ordinance 85-956.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Eugene Pargh and Gerald Averbuch join in this instrument to evidence their consent thereto.

Witness our hands this 21 day of NOV., 1985.

Milton Grossman - Trustee
MILTON GROSSMAN, TRUSTEE

Eugene Pargh
EUGENE PARGH

Gerald Averbuch BY Eugene Pargh
ATTORNEY-IN-FACT
GERALD AVERBUCH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah R. Lightfoot, a Notary Public of said County and State, MILTON GROSSMAN, TRUSTEE, 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, at Office, this 21 day of November, 1985.

Deborah R Lightfoot
Notary Public

My Commission Expires: 5-13-89

OFFICIAL RECEIPT

BOOK 6719 PAGE 841

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah R. Lightfoot, a Notary Public of said County and State, EUGENE PARGH, 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, at Office, this 21 day of November, 1985.

Deborah R. Lightfoot
Notary Public

My Commission Expires: 5-13-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this day of 21 day of November, 1985, before me personally appeared, EUGENE PARGH, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on the behalf of GERALD AVERBUCH and who acknowledged that he executed the same as the free act and deed of said GERALD AVERBUCH.

Witness my hand, at Office, this 21 day of November, 1985.

Deborah R. Lightfoot
Notary Public

My Commission Expires: 5-13-89

5.6.6.4.5.

IDENTIFICATION REFERENCE

Nov 27 2 09 PM '85
FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY, TN

0501R/11-19-85

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6719 PAGE 845

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
	CO	1,650,000.00		
			4290.00 STAX	
			.50 PRFEE	
			12.00 MISC	
			CHECK	4302.50-
1070A	11/27/85	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56645

IDENTIFICATION REFERENCE

Nov 27 2 09 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 196179