6 04 37 21 BW

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Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Forty Rutledge Street 40 Rutlege Street Nashville, TN 37210	Third National Mortgage Corp. 444 James Robertson Parkway Nashville, TN 37219	Map 93-11 Parcel 196

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND No/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Rutledge Hill Partnership, a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Forty Rutledge Street, a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties and shall be paid by the Grantor.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of December, 1985.

Notary Public
My Commission Expires: 2-14-87

This is improved property, known as 40 Rutledge Street, Nashville, Tennessee 37210.

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, Grantee's 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 except as set forth hereinabove.

And Grantor does further covenant and bind itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27 day of November, 1985.

RUTLEDGE HILL PARTNERSHIP, a Tennessee general partnership

By: _____
Robert R. McCalla, general partner

By: _____
J.M. Beeson, Jr., general partner

By: _____
Paul H. Ruez, general partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Robert E. Wood, a Notary Public of the State and County aforesaid, personally appeared Robert R. McCalla, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be general partner of Rutledge Hill Partnership, the within named general partnership, and that he as such general partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as general partner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 3rd day of December, 1985.

_____
Notary Public

My Commission Expires: 11-9-87

ROBERT E. WOOD NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF GEORGIA
COUNTY OF GWINNETT

Before me, Frances G. Magnus, a Notary Public of the State and County aforesaid, personally appeared J. M. Beeson, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be general partner of Rutledge Hill Partnership, the within named general partnership, and that he as such general partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as general partner.

WITNESS my hand and seal, at office in Norcross, Georgia, this 27th day of November, 1985.

Frances G Magnus
Notary Public

My Commission Expires: 8/10/87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Robert E. Wood, a Notary Public of the State and County aforesaid, personally appeared Paul H. Ruez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be general partner of Rutledge Hill Partnership, the within named general partnership, and that he as such general partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as general partner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 3rd day of December, 1985.

Robert E Wood
Notary Public

My Commission Expires: 7-1-87

EXHIBIT A

Land in Davidson County, Tennessee, being the northerly 30 feet of Lots Nos. 50, 51 and 52 and the northerly 30 feet of the westerly 40 feet of Lot No. 53 on the Plan of Rutledge Addition as of record in Book 21, page 73, Register's Office for said County, and also a 15-foot strip immediately north of same shown on said plan as an alley, but which alley has since been closed.

Said part of Lots Nos. 50, 51, 52 and 53 and the 15-foot strip immediately north of same front together 45 feet on the easterly side of Rutledge Street, and runs back between parallel lines, with the southerly line of Lots Nos. 44, 45, 46 and 47, 190 feet to an alley.

Being the same property conveyed to Rutledge Hill Partnership, by deed from 40 Rutledge Group, a partnership composed of Richard S. Means, Walter T. Roberts, Joseph Van Grinsven, Paul Alan Brown, W. Duncan Hagemeyer, and Paul M. Chenoweth of record in Book 6484, page 654, Register's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE
5 7 8 7 2
DEC 3 3 27 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6725 PAGE 247

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
			325000.00-	CAMT.
			845.00	CSTAX
			.50	PRFEE
			12.00	WDEED
			CHECK	857.50-
			2513A12/03/85 CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 7 8 7 2

IDENTIFICATION REFERENCE

DEC 3 3 07 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 197591