rej41;11/25/85

BOOK 6734 PAGE 331

FROM: Kenneth Rogers and wife,
Marianne Rogers
TO: Lura Bainbridge

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Lura Bainbridge 29 Music Square East Nashville, TN 37203	Same	TR1-93-13;140 TR2-93-13;141

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $470,000.00.

Affiant

Subscribed and sworn to before me, this the 13 day of December, 1985.

Notary Public

My Comm. Expires: 10/24/88

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kenneth Rogers and wife, Marianne G. Rogers, hereinafter called "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Lura Bainbridge, herein called "GRANTEE", her successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS FULLY AS THOUGH COPIED HERein.)

This is improved property known as 29 and 31 Music Square East, Nashville, Tennessee.

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, heirs, and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons. All warranties and covenants of GRANTOR herein are expressly limited to those persons or parties claiming by, through or under GRANTOR. Wherever used, the

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TENNTITLE REFERENCE
DEC 12 4 01 PM '85

RUSH

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 November, 1985

KENNETH ROGERS

MARIANNE G. ROGERS

STATE OF New York)
COUNTY OF Saratoga)

Personally appeared before me, Louis R. Malikow, a Notary Public in and for said County and State, the within named Kenneth Rogers and Marianne G. Rogers, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in New York, New York, this the 26th day of November, 1985.

NOTARY PUBLIC

My Commission Expires: 3/30/86

EXHIBIT A

TRACT NO. 1:

Being Lot No. 15, in the O.B. Hayes Plan of Lots in the City of Nashville, Davidson County, Tennessee, which plan is of record in Plan Book 1, page 69, of the Chancery Court at Nashville.

Said Lot No. 15 fronts 50 feet on the westerly line or side of 16th Avenue, formerly Belmont Avenue, and extends back westwardly between parallel lines 150 feet more or less to an alley.

TRACT NO. 2:

Being Lot No. 16 on the Map of O.B. Hayes Addition to Nashville, as of record in Plan Book 1, page 69, of the Chancery Court at Nashville.

Said Lot No. 16 fronts 50 feet, more or less, on the West side of 16th Avenue, formerly Belmont Avenue, and runs back between parallel lines 151 feet, more or less, to an alley and is City No. 807 - 16th Avenue South.

TRACTS NO. 1 and II being the same property conveyed to Kenneth Rogers by deed from Commerce Union Bank of record in Book 5357, page 742, Register's Office for Davidson County, Tennessee.

The above conveyance is made subject to the following exceptions:

1. Restrictive covenants of record in Book 4836, page 33, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			47[illegible] 8- [illegible] 184.00 [illegible] .50 [illegible] 3.00 [illegible] CHECK 1231.50- 6067A12/12/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6081 3

IDENTIFICATION REFERENCE

Dec 12 4 02 PM '85

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 200999