This instrument prepared by:
H. Buckley Cole, Attorney
2100 One Commerce Place
Nashville, Tennessee 37239

BOOK 6899 PAGE 410

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
1819 Broadway Associates c/o Williams, Redmon & French, Inc. 500 Church Street Nashville, TN 37219	1819 Broadway Associates c/o Williams, Redmon & French, Inc. 500 Church Street Nashville, TN 37219	Map 92-16 Parcel 198 Field Book: 10W-00775

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $537,303.00.

Stephen A. Zoerb
Affiant

Subscribed and sworn to before me this 26th day of June, 1986.

Sheri Stone
Notary Public
My commission expires: 9-9-89

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Five Hundred Thirty-Seven Thousand, Three Hundred and Three Dollars ($537,303.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, A. C. Mifflin, III (the "Grantor"), has bargained and sold, and by these present does transfer and convey unto 1819 Broadway Associates (the "Grantee"), its successors and assigns a certain tract or parcel of land (the "Property") in Davidson County, State of Tennessee, described as follows:

Property located in Nashville, Davidson County, Tennesse, being part of Lot 1 in the subdivision of Lot 144, Boyd's Home Trust, not of record, and more particularly described according to a survey prepared by John Kohl & Company, P.C., dated March 17, 1986, as follows:

Beginning at an iron pin at the southeast intersection of Broad Street (or Broadway) and 19th Avenue South, thence along the southerly right of way of said Broad Street N 46° 01' 48" E, 54.86 feet to an iron pin; thence leaving said right of way of Broad Street S 26° 51' 22" E, 125.29 feet to an iron pin; thence S 18° 47' 20" W, 17.62 feet to an iron pin in the northerly right of way of a 10 foot alley; thence continuing along said right of way of the alley S 57° 31' 25" W, 39.92 feet to an iron pin in the easterly right of way of 19th Avenue South; thence continuing along said right of way of 19th Avenue South N 26° 54' 10" W, 125.37 feet to the point of beginning and containing 6786 square feet or 0.156 acre, more or less.

Being the same property conveyed to A.C. Mifflin, III by deed from Frank Stafford, John C. Jenkins, Jr. and Larry L. Butler of record in Book 5130, page 8, Register's Office for Davidson County, 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 and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except for an unrecorded lease to Kingston Steel, Inc., dated March 1, 1985.

And Grantor does further covenant and bind himself to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 26 day of June, 1986.

A.C. Mifflin, III

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me A.C. Mifflin, III 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 26th day of June, 1986.

Notary Public
My commission expires: 9-9-89

1 4 8 2 0.

IDENTIFICATION REFERENCE

JUN 26 3 30 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 6899 PAGE 412

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
			537303.00- CO TX	
			1396.38 CO TAX	
			.50 REC	
			6.00 MIS C	
			CHECK 1403.41-	
0604A06/26/86 JAL			.0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 4 8 2 0

IDENTIF. REFERENCE

Jun 26 3 30 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 264073