B 5431

This Instrument Prepared By:

BOOK 6908 PAGE 572

Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Prudential-Bache/Watson & Taylor, Ltd.-4 4015 Beltline Road Dallas, TX 75381-9092	Same	93-15-11 93-15-13

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, DOWNTOWN BUSINESS CENTERS II, LTD., a Tennessee Limited Partnership, the Grantor herein, has bargained and by these presents does transfer and convey unto PRUDENTIAL-BACHE/WATSON & TAYLOR, LTD.-4, the Grantee herein, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

TRACT #1 (93-15-11)

Being a parcel of land in the 1st Civil District, Nashville, Davidson County, Tennessee, bounded on the south by Lafayette Street, on the east by 3rd Avenue South, and on the west by 4th Avenue South, more particularly described as follows, according to a survey by Barge, Waggoner, Sumner & Cannon, dated November 13, 1984:

Beginning at a point in the westerly margin of 3rd Avenue South, 108.02 feet from the southerly margin of Ash Street;
Thence, with 3rd Avenue South, S 30° 58' E, 188.67 feet;
Thence, leaving said Avenue, S 58° 44' W, 145.29 feet to the center of a closed alley;
Thence, with said alley, S 30° 37' E, 44.31 feet to Lafayette Street;
Thence, with said Street, N 70° 17' W, 208.49 feet to the beginning of a curve to the right;
Thence, with said curve, having a central angle of 39° 25', a radius of 41.00 feet and a distance of 28.21 feet to a point in the easterly margin of 4th Avenue South;
Thence, with 4th Avenue South, N 30° 52' W, 109.75 feet;
Thence, leaving said Avenue, N 58° 55' E, 138.01 feet;
Thence, S 30° 37' E, 63.99 feet;
Thence, N 58° 54' E, 149.13 feet to the point of beginning.
Containing 57,070 square feet or 1.310 acres, more or less.

Being the same property conveyed to Downtown Business Centers II, Ltd. by deed from Avonne W. Hathcock, Alfred L. Hathcock, and Alfred L. Hathcock and First American National Bank, Co-Trustees under the Will of J. Fred Hathcock, of record in Book 6429, page 866, Register's Office for Davidson County, Tennessee.

TRACT #2 (93-15-13)

Land in Davidson County, Tennessee, being Lot No. 1 and the northerly 22 feet of Lot No. 2 on the Subdivision of the William Bosworth Property, of record in Book 11, page 220, Register's Office for said county.

Said Lot No. 1 and part of Lot No. 2 front together 54 feet on the easterly side of 4th Avenue, South, formerly Cherry Street, and run back between lines, measuring 138-1/2 feet to an alley, measuring 54 feet thereon.

Being the same property conveyed to Downtown Business Centers, II, Ltd., by deed from Collier Enterprises, Inc., of record in Book 6516, page 637, said Register's Office.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. 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 except as set forth on Exhibit A hereto. Grantor does further covenant and bind itself, its successors and representatives 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.

WITNESS our hands this 30 day of June, 1986.

DOWNTOWN BUSINESS CENTERS II, LTD., BY:

Charles A. Ritzen, General Partner

Robert T. Bethel, General Partner

EQUITY CAPITAL CORPORATION, General Partner

By: Duly Authorized Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Debbie Trimble, of the state and county aforesaid, personally appeared Charles A. Ritzen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a general partner of Downtown Business Centers, II, Ltd., the within named bargainor, a partnership, and that he as such general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as general partner.

Witness my hand and seal, this 30 day of June, 1986.

Debbie Trimble
Notary Public

My Commission Expires:

9-20-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Debbie Tribble, of the state and county aforesaid, personally appeared Robert T. Bethel, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a general partner of Downtown Business Centers II, Ltd., the within named bargainor, a partnership, and that he as such general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as general partner.

Witness my hand and seal, this 30 day of June, 1986.

Debbie Tribble
Notary Public

DEBBIE TRIBBLE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

9-20-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Debbie Tribble of the state and county aforesaid, personally appeared Charles A. Ritzen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of Equity Capital Corporation, General Partner of Downtown Business Centers II, Ltd., the within named bargainor, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 30 day of June, 1986.

Debbie Tribble
Notary Public

DEBBIE TRIBBLE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

9-20-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $1,400,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Lia E Card
Attorney for Grantee

Sworn to and subscribed this 30 day of June, 1986.

Debbie Tribble
Notary Public

DEBBIE TRIBBLE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

9-20-86

JH/fjj

EXHIBIT "A"

1. 1986 or current years taxes, a lien, but not yet due and payable.

2. Plan of record in Book 11, Page 220, Register's Office for Davidson County, Tennessee. (Tract #2 only)

3. Such encroachments, easements, utility installations and notations shown on an as-built survey prepared by AA Engineers, Inc., dated JUNE 30th, 1986.

JH/fjo

17456

IDENTIFICATION REFERENCE

JUL 3 3 19 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 6908 PAGE 576

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
		1,400,000.00 CAMT		
			3640.00 CSTAX	
			.50 PRFEE	
			12.00 TDFEE	
	VB		12.00- TDFEE	
			12.00 WDFEE	
			CHECK	3652.50-
3615A07/03/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17456

IDENTIFICATION REFERENCE

JUL 3 3 19 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 267072