Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
William J. Gregg 2323 Hillsboro Road Suite 501 Nashville, TN 37212	Same	Tract I 104-04-159 Tract II 104-04-160

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 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, GEORGETOWN PLACE ASSOCIATES, LTD., a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said WILLIAM J. GREGG (the "Grantee"), Grantee's heirs 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 matters shown on Exhibit B attached hereto and incorporated herein by this reference.

This is unimproved property, known as 1027 16th Avenue South and 1031 16th Avenue South, Nashville, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me this 25th day of July, 1986.

Notary Public
My Commission Expires: 11-1-87

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

28959

IDENTIFICATION REFERENCE

AUG 6 12 34 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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 heirs, 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 heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 24th day of July, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

GEORGETOWN PLACE ASSOCIATES, LTD.,
a Tennessee limited partnership

By: ELKAY PROPERTIES, INC.,
managing general partner

By: Henry E. Kramer

Title: Ex. Vice Pres.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, ANDREA BARACH, a Notary Public in and for the County and State aforesaid, personally appeared Henry E. Kramer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive Via President of Elkay Properties, Inc., a Tennessee corporation, which corporation is the managing general partner of Georgetown Place Associates, Ltd., the within named bargainor, a limited partnership, and that he as such Executive Via President, executed the foregoing instrument for the purposes therein contained, by signing the name of Elkay Properties, Inc. as general partner on behalf of the limited partnership by himself as Executive Via President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 25th day of July, 1986.

Andrea Barach
Notary Public

My Commission Expires: 11-1-87

EXHIBIT "A" BOOK 6941 PAGE 777

TRACT I:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the east by 16th Avenue South, on the west by Alley No. 440, and being Lot No. 4 and the northerly 5 feet of Lot No. 5 on the plan of J.P.W. Brown s Subdivision of Lot No. 15 of O.B. Hayes' Rokeby Addition as of record in Book 161, page 88, R.O.D.C., Tennessee, more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon dated April 18, 1985, revised June 19, 1985, as follows:

Beginning at an iron pin in the westerly margin of 16th Avenue South 394.88 feet from the northerly margin of' Edgehill Avenue; thence leaving 16th Avenue South N 86 deg. 06 W 152.50 feet to Alley No. 440; thence with said Alley, N 04 deg. 51' E 55.00 feet; thence leaving said Alley, S 86 deg. 06' E 152.50 feet to 16th Avenue South; thence with said Avenue S 04 deg. 51' W 55.00 feet to the point of beginning, containing 0.193 acres, more or less.

Being the same property conveyed to Georgetown Place Associates, Ltd. by deed from W.C. Wilder and wife Mildred A. Wilder and Ayne T. Wilder, a widow of record in Book 6537, page 583, and by instrument of correction in Book 6670, page 348, Register s Office for Davidson County, Tennessee.

TRACT II:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the east by 16th Avenue South, on the west by Alley No. 440, and being Lots No. 1, 2 and 3 on the plan of J.P.W. Brown s Subdivision of Lot No. 15 of O.B. Hayes' Rokeby Addition as of record in Book 161, page 88, R.O.D.C., Tennessee, more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon, dated April 18, 1985, revised June 19, 1985, as follows:

Beginning at a point at the westerly margin of 16th Avenue South 593.50 feet from the southerly margin of Music Square South or Grand Avenue; thence with 16th Avenue South, S 04 deg. 51' W 150.00 feet; thence leaving said Avenue N 86 deg. 06' W 152.50 feet to Alley No. 440; thence with said Alley, N 04 deg. 51' E, 150 feet; thence leaving said Alley, S 86 deg. 06' E, 152.50 feet to the point of beginning, containing 0.525 acres, more or less.

Being the same property conveyed to Georgetown Place Associates, Ltd., by deed from Larry W. Powell and wife Carol C. Powell of record in Book 6537, page 578, and by instrument of correction of record in Book 6670, page 343, Register's Office for Davidson County, Tennessee.

PERTAINING TO ALL TRACTS:

Real estate taxes for the current year which have been prorated between the parties:

PERTAINING TO TRACT I:

1. An unrecorded easement for sewer line as shown on the records of the Water and Sewer Dept. of the Metropolitan Government of Nashville and Davidson County, Tennessee and as shown on survey made by Barge, Waggoner, Sumner and Cannon, dated April 18, 1985.

2. Easement and rights retained by the Metropolitan Government of Nashville and Davidson County, in Metropolitan Council Bill No. 77-577, approved July 1, 1977.

3. The Surveyor's Certificate, made by Barge, Waggoner, Sumner and Cannon dated June 19, 1985, shows a 78" diameter storm sewer across the southwest corner of property, and a 2.5 foot strip abandoned by Metro Council Bill 77-577, easement retained for maintenance of 16th Avenue, South.

PERTAINING TO TRACT II:

1. An unrecorded easement for sewer line as shown on the records of the Water and Sewer Dept. of the Metropolitan Government of Nashville and Davidson County, Tennessee and as shown on survey made by Barge, Waggoner, Sumner and Cannon, dated April 18, 1985.

2. Easement and rights retained by the Metropolitan Government of Nashville and Davidson County, in Metropolitan Council Bill No. 77-577, approved July 1, 1977.

3. Potential easement for roof and gutter along the northerly line of premises, as shown on survey made by Barge, Waggoner, Sumner and Cannon, dated April 18, 1985.

4. The Surveyor's Certificate, made by Barge, Waggoner, Sumner and Cannon dated June 19, 1985, shows a 78" diameter storm sewer across the southwest corner of property, and a 2.5 foot strip abandoned by Metro Council Bill 77-577, easement retained for maintenance of 16th Avenue, South.

992.50

7312

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

RECEIVED OF _____

FOR _____

BOOK 6941 PAGE 779

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
			35[illegible].10- CANT. 980[illegible].50 CSTAX .50 PRFE 12.00 MISC	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

VB 980[illegible].50- CSTAX
980[illegible].50 CSTAX
CHECK 992.50
CH3A08/C6/86 BAL .00

28959

IDENTIFICATION REFERENCE

AUG 6 12 34 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 280165