THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JCG)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

BOOK 6969 PAGE 136

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Davidson Partners Attn: Jerry D. Hunt P. O. Box 40586 723 Argyle Avenue Nashville, TN 37204	Same	Map 105-10 Parcel 76

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, William R. Davidson, Jr., Diane Davidson Dioguardi, Betsy Davidson Cameron, Michael J. Dioguardi, Trustee under agreement dated September 1, 1981 with Diane Dioguardi for the benefit of Michael W. Dioguardi and Trustee under agreement dated September 1, 1981 with Diane Dioguardi for the benefit of Lori Dioguardi ("Grantors") have bargained and sold, and by these presents do transfer and convey unto Davidson Partners, a Tennessee general partnership ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Tract I:

Being part of Lots Nos. 32 and 33 in Waverly Land Company's Second Plan of Lots, as of record in Book 57, page 94, Register's Office for Davidson County, Tennessee, described according to a survey of Barge, Waggoner and Sumner, Engineers, dated January 7, 1971, as revised September 11, 1973, as follows:

Beginning at a point in the center of Argyle Avenue, now closed; thence leaving said Avenue with the line between Lots 33 and 34, South 7° 29' West, 255 feet to a point in the intersection of a closed alley and a controlled access fence; thence with said fence, North 22° 35' West, 260 feet to a point in the southerly margin of Argyle Avenue, now closed; thence North 88° 6' East, 50 feet to a point; thence North 1° 54' West, 22.1 feet; thence South 82° 29' East, 84.6 feet to the point of beginning.

Being the same property described in a deed of record in Book 4760, page 945, Register's Office for Davidson County, Tennessee.

Tract II:

Being Lots Nos. 34, 35, 36 and the westerly part of Lot No. 37 on the Waverly Land Company's Plan of Lots, as of record in Book 57, page 94, Register's Office for said County, said tract of land being more specifically described as follows:

Beginning on the southerly margin of Argyle Avenue, formerly Satterwhite Street, at the corner of Lots Nos. 33 and 34; thence with said Avenue, eastwardly 327.74

feet, more or less, to the northwest corner of the property conveyed to the Louisville and Nashville Railroad Company by deed from Mary T. Warner, of record in Book 360, page 508, said Register's Office; thence with the westerly line of said Railroad property, southwardly 234.46 feet, more or less, to the northerly margin of an alley; thence with said alley, westwardly 393.6 feet, more or less, to the corner of Lots 33 and 34; thence with the line between said two lots, northwardly 225 feet to the beginning.

Being the same property conveyed to William Ransom Davidson, Jr., Betsy Lou Cameron and Diane Dioguardi by deed from W. R. Davidson, of record in Book 4349, page 229, Register's Office, Davidson County; the said Diane Dioguardi has conveyed an undivided 3.5% interest in such property to each of the following: (a) Michael J. Dioguardi, Trustee under agreement dated September 1, 1981 with Diane Dioguardi for the benefit of Michael W. Dioguardi and (b) Michael J. Dioguardi, Trustee under agreement dated September 1, 1981 with Diane Dioguardi for the benefit of Lori Dioguardi, of record in Book 5791, page 252, and Book 5847, page 122, said Register's Office.

Said property is conveyed subject to the following matters:

1. Real Property Taxes for 1986, a lien but not yet due and payable.

2. Applicable building and zoning laws.

3. Easement for sanitary sewer granted City of Nashville by B. E. Woodard, et al., across Lot No. 34 of premises, as set out in instrument of record in Book 2293, page 638, Register's Office for Davidson County, Tennessee.

4. Lease of record in Book 5686, page 24, said Register's Office.

5. Easement of record in Book 5945, page 419, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, its successors and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to said land to Grantees, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 4th day of September, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William R. Davidson Jr.
William R. Davidson, Jr.

Diane Davidson Dioguardi

Diane Davidson Dioguardi

Betsy Davidson Cameron

Betsy Davidson Cameron

Michael J. Dioguardi, Trustee

Michael J. Dioguardi, Trustee
under agreement dated September 1, 1981 with Diane Dioguardi for the benefit of Michael W. Dioguardi

Michael J. Dioguardi, Trustee

Michael J. Dioguardi, Trustee
under agreement dated September 1, 1981 with Diane Dioguardi for the benefit of Lori Dioguardi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, William R. Davidson, Jr., the within named bargainor, 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, at office, this 4 day of September, 1986.

Michael W. Foutch
Notary Public

My Commission Expires:

2-27-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Diane Davidson Dioguardi, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of September, 1986.

Michael W. Foutch
Notary Public

My Commission Expires:

2-27-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Betsy Davidson Cameron, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of September, 1986.

Michael W. Foutch
Notary Public

My Commission Expires:

2-27-87

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Michael J. Dioguardi as Trustee for Michael W. Dioguardi and Lori Dioguardi, the within named bargainor, 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, at office, this 4th day of September, 1986.

Michael D. Dioguardi
Notary Public

My Commission Expires:

2-27-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $900,000.00.

Diane Davidson Dioguardi
Affiant

Sworn to and subscribed before me, this 4th day of September, 1986.

Michael D. Dioguardi
Notary Public

My Commission Expires:

2-27-87

RUSH

IDENTIFICATION REFERENCE

38630

SEP 4 | 29 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

09/04 253:50- CHECK

8023

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

RECEIVED OF _____

FOR _____

BOOK 6969 PAGE 141

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	COTX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MOTX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

900003.00 CAMT.
2520.00 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 2535.50
8028A09/04/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38630

IDENTIFI REFERENCE

SEP 4 1 28 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 290928