This Instrument Prepared by: Carol L. McCoy
1128 J.C. Bradford Building
Nashville, TN 37219

WARRANTY DEED

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
211 Building, Inc. 22 Third Avenue North Nashville, TN 37201	(same)	93-2-3 165

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Roy Conway Flowers, a single man, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto 211 Building, Inc., hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-wit:

Those certain premises comprising a portion of the project known as 211 Printers Alley Building, said Project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws dated the 16th day of April, 1981, and recorded in the Register's Office, Davidson County, Tennessee in Book 5741, page 389, as amended in Book 6320, Page 32, said premises being more particularly described as follows:

Unit space labeled 1-A and 2-H (being the 1st floor and accompanying areas of said Project) and "Storage Room" (being a portion of the second floor) as shown on the plan recorded in Book 5200, page 331, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and other units, all as set forth in said declaration, and an undivided interest appurtenant to the unit in all common elements of said Project as described in said declaration including the building and land described below:

Land in Davidson County, Tennessee, being part of Lot No. 41 on the Original Plan of Nashville, not of record, being Lot No. 2 and the northerly part of Lot No. 3 in the Subdivision of the John Waters Property, plan not of record, described as follows:

Beginning on the westerly margin of Third Avenue, North 160 feet 8 inches northerly from the northerly margin of Church Street, being Stelzer's and Brown's northeast corner; thence with the westerly margin of said Avenue, northerly 30 feet more or less, to the corner of Lots 2 and 1 of the Water's Plan, also being Gertrude B. Whitworth's southeast corner; thence with Whitworth's south line and with the line between Lots 1 and 2 westerly 175 feet, more or less, to the easterly margin of said alley, southerly 30 feet, more or less, to said Stelzer's and Brown's northwest corner; thence with their North line, easterly 175 feet, more or less, to the beginning.

Said conveyance shall include the right of ingress and egress from said property and the right to use, for all proper purposes in common with the Grantor, his successors and assigns, and all other occupants from time to time, any and all portions of the project designated by statute and the declaration as common elements.

Said conveyance shall be subject to the following reservations, restrictions and use and covenants and obligations as set forth in the Master Deed and

Declaration of record in the Register's Office for Davidson County, Tennessee, in Book 5741, page 389, as amended in Book 6320, Page 32, said Register's Office, as set forth in the By-Laws of the Association of the Owners attached thereto, and as it may be amended from time to time, all of which restrictions, payment of charges, and all other covenants, agreements, obligations, conditions and provisions are incorporated in this deed by reference, and shall constitute covenants running with the land, equitable servitude and liens to the extent set forth in said documents and as provided by law, and all of which are accepted by the Grantees as binding and to be binding on the Grantees and his or its successors, heirs, administrators, executors, and assigns or the heirs and assigns of the survivor of them, as the case may be.

Being part of the same property conveyed to Roy Conway Flowers by deeds of record in Book 5758, page 721, Book 5816, Page 594, and Book 6237, page 839 and Book 6320, page 26, Register's Office, Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY known as 211 Printer's Alley, Nashville, 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, his heirs and assigns, forever; and I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further convenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on this the 1st day of December, 1986.

Roy Conway Flowers
ROY CONWAY FLOWERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Roy Conway Flowers, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes contained therein.
Witness my hand and seal at Nashville, Tennessee, this 4 day of December, 1986.

Nancy C. Sacreaker
Notary Public
My Commission expires: My Commission Expires Jan. 21, 1990

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Charles N. Ney
Affiant

Subscribed before me this the 8th day of December, 1986.

Jammie J. Olson
Notary Public
My Commission expires: 1/10/89

71231

IDENTIFICATION REFERENCE

Dec 9 11 25 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7063 PAGE 963

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
			20,000.00- CAMT.	
			560.00 CSTAX	
			.50 PRFE	
			6.00 WDF	
			CHECK	566.50-
			5080A10/09/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 1 2 3 1

IDENTIFICATION REFERENCE

DEC 9 11 25 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No 20858