STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of December, 1986.

Notary Public

My Commission expires: July 17, 1988.

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

Mortgagee: Church & State Realty, Inc.
10th Floor
First American Center
Box 5
Nashville, TN 37238

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Raymond B. Hurd, Trustee 907 Two Mile Pike Building B P. O. Box 524 Goodlettsville, TN 37072	SAME	92-12-223 92-12-224 92-12-225 92-12-226 92-12-227 92-12-229 92-12-313

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CHURCH & STATE REALTY, INC.,** a Tennessee corporation, hereinafter called the Grantor, being one and the same as Church & State Realty Company, Inc. and Church and State Realty Company, Inc., has bargained and sold, and by these presents does transfer and convey unto **RAYMOND B. HURD, TRUSTEE** for Church Street Associates, a Tennessee joint venture, hereinafter called the Grantee, his successors and assigns, certain tracts of land in Davidson County, State of Tennessee, described in Exhibit A attached hereto and incorporated herein by reference.

This conveyance is made subject to rights of parties in possession of any or all of subject property; existing leases, the rents therefrom which have been prorated; and any portion of the property which may be embraced within the bounds of any street.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever; and 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 otherwise herein set out; and it 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, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS its hand this 15th day of December, 1986.

CHURCH & STATE REALTY, INC.

By: _____
John U. Wilson, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John U. Wilson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Church & State Realty, Inc., the within-named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said John U. Wilson as such President.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 1986.

_____
Notary Public

My Commission Expires: July 17, 1988

EXHIBIT A

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 344 on the Plan of the Boyd Home Tract, of record in Book 21, page 39, Register's Office for said County, as follows:

Said Lot No. 344 fronts 50 feet on the northerly side of Church Street as widened, and runs back between parallel lines 162-1/2 feet to an alley.

Being the same property conveyed to Church & State Realty, Inc., a Tennessee corporation, by deed from Dodson Batson and wife, Emma Batson, of record in Book 3969, page 572, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being Lot Nos. 328 and 345 on the Map of John Boyd Home Tract.

Said Lot No. 328 fronts 50 feet on the South side of State Street and runs back between parallel lines 170 feet to an alley.

Said Lot No. 345 fronts 50 feet on the northerly side of Church Street and runs back between parallel lines 162-1/2 feet to an alley.

Being the same property conveyed to Church & State Realty, Inc., a Tennessee corporation, by deed from Gil Reese and wife, Beatrice B. Reese, of record in Book 3969, page 576, Register's Office for Davidson County, Tennessee.

TRACT III:

Land in Davidson County, Tennessee, being the westerly 25 feet of Lot No. 329 of the Boyd Home Tract in Nashville, Tennessee; the said part of the said lot is the westerly 25 feet fronting on the south side of State Street and running back between parallel lines 170 feet to an alley, of record on the Plan in Book 21, page 39, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Church and State Realty Company, Inc. by deed from Harris A. Gilbert, Trustee, of record in Book 3969, page 580, Register's Office for Davidson County, Tennessee.

TRACT IV:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 329, on the Plan of John Boyd Home Place, of record in Book 21, page 39, Register's Office for said County.

Said easterly one-half of Lot No. 329 fronts 25 feet on the southerly side of State Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Church & State Realty, Inc., a Tennessee corporation, by deed from John U. Wilson and wife, Louise Wilson, of record in Book 3969, page 582, Register's Office for Davidson County, Tennessee.

TRACT V:

Land in Davidson County, Tennessee, being the southerly part of Lot Nos. 330 and 331 on the Plan of Boyd Home Tract, of record in Book 21, page 39, Register's Office for said County, as follows:

Beginning on the northerly margin of an alley at the corner of Lot Nos. 329 and 330; thence with the line between said two lots northwardly 73 feet; thence westwardly 100 feet to the line between Lot Nos. 331 and 332; thence with the line between said two

lots southwardly 73 feet to the northerly margin of an alley; thence with said alley eastwardly 100 feet to the beginning.

Being the same property conveyed to Church & State Realty, Inc., a Tennessee corporation, by deed from John U. Wilson and wife, Louise Wilson, of record in Book 4064, page 486, Register's Office for Davidson County, Tennessee.

TRACT VI:

Land in Davidson County, Tennessee, being the west 16-2/3 feet of the north 96 feet of Lot No. 330 and the east 16-2/3 feet of the north 96 feet of Lot No. 331 on the Map of Boyd Home Tract, of record in Book 21, page 39, Register's Office for said County.

Said parts of Lot Nos. 330 and 331 front together 33-1/3 feet on the southerly side of State Street and run back between parallel lines 96 feet to a dead line.

Being the same property conveyed to Church & State Realty, Inc. by deed from J. R. & M. Company, a partnership composed of James N. Stansell, Russell A. Stansell and Marvin W. Stansell, of record in Book 5740, page 13, Register's Office for Davidson County, Tennessee.

TRACT VII:

Land in Davidson County, Tennessee, being the northeasterly portion of Lot No. 330 on the plat of Boyd Home Tract of record in Book 21, page 39, Register's Office for said County.

Beginning in the southerly margin of State Street and the northeast corner of said Lot No. 330; thence southerly 96 feet to a point; thence westerly 33.33 feet to a point; thence northerly 96 feet to a point in the southerly margin of State Street; thence with said margin easterly 33.33 feet to the point of beginning.

Being the same property conveyed to Church & State Realty Co., Inc. by deed from Maxine Thurman Caruth, Trustee, of record in Book 5741, page 651, Register's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE
72937
Dec 15 12 08 PM '86
DAVIDSON COUNTY TN

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

RECEIVED OF _____

FOR _____

BOOK 7068 PAGE 832

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

60 [illegible] • 0- CK IT,
1680. 0 [illegible]
.50 [illegible]
12.00 MOR [illegible]
CHECK 1692.50-
70913 07/15/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 2 9 3 7

IDENTIFICATION REFERENCE

Dec 15 12 08 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 22876