THIS INSTRUMENT PREPARED BY:
STEWART , BLACK & UNDERHILL
ATTORNEYS AT LAW
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

BOOK 7077 PAGE 922

ADDRESS NEW OWNER(S):	MORTGAGEE:	MAP AND PARCEL NOS .
Rochford Realty and Construction Co., Inc. 2200 Abbott Martin Rd. Nashville, TN	Commerce Union Bank One Commerce Place Nashville, Tn 37219	MAP 092-12 PARCELS 263, 266 & 288 09W-01905, 09W-01910 & 09W-03460

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, THE J.B. THOMAS COMPANY, INC., hereinafter referred to as " GRANTOR(S) ", has this day bargained and sold, and by these presents does hereby transfer and convey unto the said, ROCHFORD REALTY and CONSTRUCTION, INC., hereinafter referred to as " GRANTEE(S) " its successors and assigns, certain real estate in Davidson, County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the " Property ").

This is improved property known as 1901-1903 State Street, and 1901 Church Street, Nashville, Tennessee.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) its successors and assigns forever, and it covenant with the said Grantee(s), its successors and assigns, that it is lawfully seized and possessed of the " Property " in fee simple, and has a good right to convey it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attahed hereto and incorporated herein.

Grantor(s) further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the " Property " to Grantee(s), its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) has caused this Warranty Deed to be executed as of the 22d day of December, 1986.

THE J.B. THOMAS COMPANY, INC.
BY: [signature]
President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 22nd day of December, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/8/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Befor me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steve S. Bowman with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the J. B. Thomas Company, Inc. the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, be signing the name of the corporation by himself as President.

Witness my hand and seal at office in Nashville, Tennessee, this 22 day of December, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/8/89

PARCEL NO. I:

Land in Davidson County, Tennessee, being part of Lot No. 259 on the Plan of Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County. Said part of lot fronts 50 feet on the southerly side of State Street and runs back between parallel lines and along the westerly margin of 19th Avenue North, formerly Douglas Avenue, 180 feet to a dead line.

Being the same property conveyed to The J.B. Thomas Company, Inc., by deed from J.B. Thomas et ux, Lucille Thomas of record in Book 2303, page 395, said Register's Office.

PARCEL NO. II:

Land in Davidson County, Tennessee, being part of Lot No. 259 on the Plan of Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County, described as follows:

Begining at a point on the southerly margin of State Street, 50 feet westwardly from the southwest corner of State Street, and 19th Avenue, North; running thence with the southerly margin of State Street, westwardly 50 feet; thence southwardly 170 feet to the northerly margin of a proposed alley; thence with the northerly margin to the southerly margin of State Street, to the point of beginning.

Being the same property conveyed to The J.B. Thomas Company, Inc., by deed from J.B. Thomas et ux, Lucille Thomas of record in Book 2303, page 415, said Register's Office.

PARCEL NO III:

Land in Davidson County, Tennessee, being the easterly 100 feet of the southerly part of Lot No. 259, on the Plan of Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County.

Said part of Lot No. 259 fronts 100 feet on the northerly side of Church Street as widened, and runs back between parallel lines, with the westerly margin of 19th Avenue, North, formerly Douglas Avenue 162½ feet to the southerly margin of a proposed alley.

Being the same property conveyed to The J.B. Thomas Company, Inc., by deed from J.B. Thomas et ux, Lucille Thomas of record in Book 2303, page 421, said Register's Office.

"EXHIBIT B"

This conveyance is subject to the Plan of record in Book 21, page 39, said Register's Office.

7508
IDENTIFICATION REFERENCE
DEC 22 4 08 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 7077 PAGE 926

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			450[illegible].00- CANT	
			1260.00 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 1272.50-	
			01:58A:12/22/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7570 8

IDENTIFICATION REFERENCE

Dec 22 4 08 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No 25974