Map 83-2-3
Par 9 & 2

BOOK 7057 PAGE 429

Address New Owner: Send Tax Bills to: Map [illegible] Parcel [illegible]

Fifth Avenue, Ltd. Same
2100 West End Avenue
Suite 1100
Nashville, Tn. 37203

This instrument prepared by: Harry McNutt, Attorney
120 Donelson Pike, PO Box 100[illegible], Nashville, Tn. 372[illegible]

SPECIAL 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, Leroy C. Ellis, III, Substitute Trustee (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Fifth Avenue, Ltd. (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as more fully 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 following:

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

2. Matters shown on the turn around easement of record in Book 4750, page 387, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 4144, Page 522, Register's office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $685,000.00

David T Axford
Affiant

Subscribed and sworn to before me this 30th day of December, 1986.

W. Wiseman Hagy Notary
Notary Public
My Commission Expires: _____

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4. This is improved property known as 421 Charlotte Avenue.

78007

IDENTIFICATION

Dec 30 5 05 PM '86
FELIX A. RUSSELL JR. REGISTER
DAVIDSON COUNTY, TN

$ 1.85

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 and assigns forever.

And Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by itself, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons claiming by, through, or under it.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of December, 1986, the Trustee only, if any, having caused its name to be signed hereto by its duly authorized Trustee on said day and date.

LEROY J. ELLIS, III, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary H. McKenzie, a Notary Public of the State and County aforesaid, personally appeared LEROY J. ELLIS, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Substitute Trustee, the within named bargainor, and that he as such Substitute Trustee, executed the foregoing instrument for the purposes therein contained, by signing his name as substitute Trustee.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 29th day of December, 1986.

NOTARY PUBLIC
My Commission Expires:

NOTARY PUBLIC TENNESSEE AT LARGE

EXHIBIT A

Land in Davidson County, Tennessee described as follows:

Being a part of Lot No. 74 on the Plan of the Original Town of Nashville, not of record, described as follows: Beginning on the southerly margin of Charlotte Avenue, formerly Cedar Street, at the northeast corner of the Cathedral property; thence with the easterly line of said property southwardly 105 feet, more or less, to the northerly margin of an alley; thence with said alley eastwardly 56 feet, more or less, to the westerly margin of an alley; thence with said alley northwardly 105 feet, more or less, to the southerly margin of Charlotte Avenue; thence with said Avenue westwardly 56 feet, more or less to the beginning.

Being the same property conveyed to Franklin D. Brabson, Trustee, by deed from The Most Rev. James D. Niedergeses, Bishop of the Roman Catholic Diocese of Nashville, Tennessee, of record in Book 4960, Page 383, Register's Office for Davidson County, Tennessee. By instrument of record in Book 5758, page 718, said Register's Office, Leroy J. Ellis, III, was appointed as Substitute Trustee in the place and stead of Franklin D. Brabson.

Together with that portion of Alley No. 64 along the easterly boundary line and Alley No. 51 along the southerly boundary line, vested in grantor pursuant to Ordinance No. 77-555 closing said alleys.

4087W/12-30-86

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

RECEIVED OF _____

FOR _____

BOOK 7087 PAGE 432

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

GOOD[illegible] S- CAMT.
19[illegible]9.00 CSTAX
.50 PRFE
9.00 WDE[illegible]
CHECK 1[illegible]87.50-1
2691A 12/30/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78007

IDENTIFICATION REFERENCE

Dec 30 5 05 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28368