BOOK 7087 PAGE 453

This Instrument Prepared By:
Sholes & Bartholomew, P.A.
424 Church Street
Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Fifth Avenue, Ltd.	Same	Part of MAP 93-2-3
c/o JMR Investments, Ltd. Suite 1165 Vanderbilt Plaza		Parcel 10
Nashville, Tennessee 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Citizens Bank Building Limited Partnership, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Fifth Avenue, Ltd., hereinafter the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a tract of land in the First Civil District of Davidson County, Tennessee, located between Deaderick Street and Charlotte Avenue and between Fourth Avenue, North and Fifth Avenue, North, being Lot 2 on the plan of Citizens Plaza, of record in Book 6200, page 32, said Register's Office, and being more particularly described as follows:

BEGINNING at a point in the northerly right-of-way of Dealerick Street at its intersection with the easterly right-of-way of Fifth Avenue, North; thence, with right of-way of Fifth Avenue, North, N 27 deg. 13' 06" W, 38.86 feet to a point; thence leaving said right-of-way, N 62 deg. 34' E, 177.14 feet to a point; thence S 27 deg. 35' 00" E, 15.61 feet to a point; thence, S 62 deg. 48' 35" W. 11.34 feet to a point; thence S 27 deg 35' 00" E, 24.00 feet to a point in the northerly right-of-way of Deaderick Street; thence with said right-of-way, S 62 Deg. 48' 35" W, 166.05 feet to the point of beginning. Containing 6,683 square feet or 0.15 acre, more or less.

Being the same property conveyed to Citizens Bank Building Limited Partnership, by deed from the Metropolitan Development and Housing Agency, of record in Book 5692, page 105, Register's Office for Davidson County, Tennessee.

Together with all right, title and interest which Grantor has, or ever may have, in and to adjoining street or streets, alley or alleys, or any other right-of-way or in any easement to which the above property is dominant or servient.

This conveyance is subject to: (1) Taxes for 1986, a lien, but not yet due and payable, (2) Restrictive Covenants, of record, in Book 4464, page 522, said Register's Office, (3) Easements for utilities and reservations in instrument, of record in Book 5167, page 235, said Register's Office, and (4) Covenants, terms, conditions and restrictions contained in deed of record in Book 5692, page 105, said Register's Office.

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, their heirs, successors and assigns, forever. And GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And GRANTOR does further covenant and bind itself, its heirs, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand, by and through its duly authorized office or representative, this 2 day of December, 1986.

Citizens Bank Building Limited Partnership

By: CRC, Inc., General Partner

By: _____

Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared J. B. Boyd 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 the President of CRC, Inc., a corporation, which is the general partner of Citizens Bank Building Limited Partnership, the within named bargainor, a partnership, and that he, as such President of the general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as President of the general partner.

Witness my hand and seal, this 2nd day of December, 1986.

Kathleen Mac Kinnon
Notary Public

My Commission Expires: Sept 11, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

David T Axel
Affiant

Sworn to and subscribed before me this
30th day of Dec, 1986.

Jo W Dickerson
Notary Public

My Commission Expires: _____

73003

IDENTIFICATION REFERENCE

DEC 30 5 06 PM '86

FILED WILLIAM P. FOSTER
DAVIDSON COUNTY, TN

Rec.

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

RECEIVED OF _____

FOR _____

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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

[illegible] 70 . [illegible] .50 [illegible]
CHECK 709.50
[illegible] BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78008

IDENTIFICATION REFERENCE

DEC 30 5 06 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28369