lat255:02/27/87
HHS016

FILED

FROM: Seventh Avenue Associates

TO: Wilkinson Enterprises, Ltd.

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennnessee 37239

Address New Owner:	Mortgagee:	Map-Parcel No.
Wilkinson Enterprises, Ltd. 1504 Acklen Avenue Nashville, Tennessee 37212	First American Bank of Nashville First American Center Nashville, TN 37238	Map 82-13 Parcels 183, 184, 185

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

x P.D. Grissom, Manager
Affiant

Subscribed and sworn to before me, this the 27th day of February, 1987.

Dana D. Yary
Notary Public

My Comm. Expires: 1-10-89

SPECIAL 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, SEVENTH AVENUE ASSOCIATES, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto WILKINSON ENTERPRISES, LTD., hereinafter called the GRANTEE, its successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BUY REFERENCE AS THOUGH FULLY SET FORTH HEREIN)

The property described in Exhibit A is conveyed subject to the following:

1. 1987 Metropolitan Government taxes.

2. Tennessee Conservation Easement contained in instrument of record in Book 6206, page 68, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its successors and assigns, forever.

GRANTOR further covenants and binds itself and its representatives and successors to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed on the 27th day of February, 1987.

SEVENTH AVENUE ASSOCIATES

BY: P. D. Grissom Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the County and State aforesaid, P. D. Grissom, Manager of Seventh Avenue Associates, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Manager of the maker or a constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of February, 1987.

Dana D. Cleary
NOTARY PUBLIC

My Commission Expires: 1-10-89

Two Tracts of land in Davidson County, Tennessee, being described as follows:

TRACT I:

Land in Davidson County, Tennessee, being the southwesterly part of Lot No. 99 and the southeasterly part of Lot No. 100 on the Plan of D. T. McGavock's First Addition to North Nashville, as of record in Book 10, pages 606 to 609, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Jefferson Street 59 1/2 feet easterly from the easterly margin of 7th Avenue North, formerly Vine Street; thence northerly 92 feet; thence easterly 76.8 feet; thence southerly 92 feet to the northerly margin of Jefferson Street; thence with the same westerly 76.8 feet to the beginning.

TRACT II:

Being the southwesterly part of Lot No. 100 on the map of D. T. McGavock's First Addition, as of record in Book 10, pages 608 and 609, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the northeasterly intersection of Jefferson Street and 7th Avenue North, thence northerly along the easterly margin of 7th Avenue North, 92 feet to a point at the southwest corner of the property conveyed to Louis Glick by deed from L. Hershkovitz and wife, of record in Book 796, page 506, Register's Office for said County, said point being 73 feet south of Madison Street, as widened; thence easterly along Glick's south line, parallel to Madison Street, as widened, 59 feet 3 inches, more or less, to the northwest corner of the property conveyed S. D. Coleman by deed from Mrs. F. Z. Cartwright, of record in Book 1264, page 264, said Register's Office; thence along Coleman west line, southerly 92 feet, more or less, to the north line of Jefferson Street; thence with the margin of the same westerly 59 feet 3 inches more or less, to the beginning.

Being the same property conveyed to Seventh Avenue Associates by Trustee's Deed from Robert H. Waldschmidt, Trustee in Bankruptcy for Seventh Avenue Rehabilitation, Ltd., of record in Book 7003, page 75, Register's Office for Davidson County, Tennessee.

98 4 9 2

IDENTIFICATION REFERENCE

FEB 27

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7151 PAGE 15

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
			170[illegible] • 0- CANT.	
			475.00 [illegible]TAX	
			.50 [illegible]	
			2.00 [illegible]	
			[illegible] 435.50-	
			573[illegible]/27/87 PAL .0[illegible]	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98492

IDENTIFICATION REFERENCE

FEB 27 9 55 PM '87

[illegible]

No. 51041