Box 6
JOY

BOOK 7299 PAGE 806

FROM: ELM STREET ASSOCIATES, a Tennessee general partnership
TO: Pulpit Properties, a Tennessee general partnership

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

Address New Owner:	Mortgagee:	Map-Parcel No.
Pulpit Properties, 117 Lyle Avenue Nashville, Tennessee	None	93-10:374 93-10:465 93-14:588

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $363,100.00.

Affiant

Subscribed and sworn to before me, this the 17th day of July, 1987.

Notary Public

My Comm. Expires: 1-10-89

Sale as is

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, ELM STREET ASSOCIATES, a Tennessee general partnership, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto PULPIT PROPERTIES, a Tennessee general partnership, composed of Richardson M. Roberts and Gregory S. Daily, hereinafter called the GRANTEE, his 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 made a part hereof]

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit B attached hereto.

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 heirs, successors and assigns, forever.

GRANTOR further covenants and binds itself, its heirs, representatives, and successors to warrant specially and forever defend the title to said real estate to GRANTEE, its heirs, 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 on Exhibit B), 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 17th day of July, 1987.

ELM STREET ASSOCIATES, a
Tennessee general partnership

BY: _____
P. D. Grissom, Manager

46742

IDENTIFICATION REFERENCE

JUL 17 12 13 PM '87

FELIX Z. [illegible]
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, P. D. GRISSOM, 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 17th day of July, 1987.

Jana O. Yeary
NOTARY PUBLIC

My Commission Expires: 1-10-89

joy74
HHS016

EXHIBIT A

PERMITTED EXCEPTIONS

1. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. §67-5-603 et. seq.

2. Tennessee Conservation Easement from Elm Street Rehabilitation, Ltd., to Historic Nashville, Inc., dated December 27, 1983, of record in Book 6206, page 55, said Register's Office. NOTE: Elm Street Rehabilitation, Ltd. was not the record title holder to the property at the time of the execution and recording of said instrument.

JOY2/024

EXHIBIT B

LEGAL DESCRIPTION

TRACT I:

Land in Davidson County, Tennessee and being more particularly described as follows:

Beginning at the intersection of Elm Street and 5th Avenue, South, streets in Nashville, running with Elm Street eastwardly one hundred seventy-six (176) feet to an alley; hence north along said alley sixty-five (65) feet; thence at right angles west, one hundred seventy-six (176) feet; thence South with 5th Avenue South sixty-five (65) feet to the beginning.

Being the same property conveyed to Elm Street Associates by Trustee's Deed from Robert H. Waldschmidt, Trustee in Bankruptcy for Elm Street Rehabilitation, Ltd., of record in Book 7003, page 107, Register's Office for Davidson County, Tennessee.

TRACT II:

Two tracts of land in Davidson County, Tennessee, being part of Lot No. 80 on the Plan of Barrow Grove, as of record in Book "S", page 279, Register's Office for said county, and described as follows:

Parcel I

Beginning on the easterly margin of Fifth Avenue South, formerly Sumner Street, at the northwest corner of the Elm Street Methodist Church lot, said point being 71 feet, more or less, north of the northerly margin of Elm Street; thence with the northerly line of said Church lot eastward 176 feet to an alley; thence with said alley northwardly 40 feet to the southeast corner of the Palmer lot; thence with the southerly line of same westwardly 176 feet to the easterly margin of Fifth Avenue South; thence with said Avenue southwardly 40 feet to the beginning.

Parcel II

Beginning at a point in the easterly margin of Fifth Avenue South, 111 feet, more or less north of the northerly margin of Elm Street, being the northwest corner of the property conveyed to J. E. Napier and wife by deed from Rosenfeld of record in Book 1264, page 165, said Register's Office; thence along Rosenfeld's northerly line, eastwardly 176 feet to a point in the westerly margin of an alley; thence with the margin of the same, northwardly 80 feet to a point at the corner of the Cooley lot; thence with Cooley's south line, westwardly 176 feet to the easterly margin of Fifth Avenue South; thence with the margin of the same, southwardly 80 feet to the point of beginning.

Being the same property conveyed to Elm Street Associates by deed from ECS, Inc., a Texas Corporation, of record in Book 7003, page 64, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 7299 PAGE 810

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

363100.00- CAMT.
1016.68 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 1023.18-
0976A07/17/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46742

IDENTIFICATION REFERENCE

JUL 17 12 13 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.105123