THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR. NO.
Spruce Properties, a Tenn. General Partnership 3100 West End Ave, Suite 950 Nashville, Tn. 37203	SAME AS NEW OWNERS	Map 81-12 Par. 21 2W-13295

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, MRS. ETHEL ADAMSON, a single woman, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said SPRUCE PROPERTIES, a Tennessee General Partnership composed of Phillip V. Rush, Martha A. Burton and Joel W. Solomon, Jr., General Partners, hereinafter referred to as the "GRANTEE", its successors and assigns , a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 214 in D. T. McGavock's and Other's Addition to Nashville, Tenn., called the "Town of McGavock" the plan of which is of record in Bok 21, page 23, Register's Office for Davidson County, Tennessee.
Said Lot No. 214 begins at a point on the easterly margin of 10th Avenue N. formerly Polk Street, 200 feet northerly from Jane Street; running thence eastwardly parallel to Jane Street 117 feet, more or less to an alley; thence in a southeasterly direction with the westerly margin of said alley 60 feet, more or less to a point which is the line of Lot No. 213; thence westwardly with the dividing line between Lots Nos. 214 and 215 of said plan, westwardly 150 feet, more or less to the beginning. Being the same property conveyed to Mrs. Ethel Adamson, by deed from W. Raymond Denney, Receiver for Mortgage Trust Company, of record in Book 1086, page 156, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever.

And, We, the Grantors do covenant with the said Grantees, that we are lawfully seized and possessed of said land in fee simple, have a good right convey it and warranty that the same is unencumbered, except (1) 1987 State & County taxes, a lien,

prorated between the parties and paid in full, and (2) The Plan of record in Book 21, page 23, said Register's Office.

And the, Grantors do further covenant and bind ourselves, our heirs and representatives to warranty and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 17th day of September, 1987.

Ethel Adamson
ETHEL ADAMSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MRS. ETHEL ADAMSON, a single woman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 17th day of September, 1987.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Martha A Cureton
Affiant

Sworn to and subscribed before me, this the 17th day of September, 1987.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

6 7 5 1 2

IDENTIFICATION REFERENCE

SEP 23 8 56 AM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7359 PAGE 334

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

20000.00- CAMT.
56.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 62.50-
5244A09/23/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6751 2

IDENTIFICATION REFERENCE

SEP 23 8 56 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 18853