RGDWP181 12/15/88 dr

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JST)
2700 First American Center
Nashville, Tennessee 37238

BOX 18

SPECIAL WARRANTY DEED 8478 12/16 0101 03CHECK 2385.50

Address New Owner	Send Tax Bills To:	Map-Parcel Number
RM Development Company 2200 Abbott Martin Rd. Nashville, TN 37215	Same	Map 92-12 Parcels 151, 153 and 154

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, PHILLIP R. DUKE & ASSOCIATES NO. 35 LIMITED PARTNERSHIP, an Indiana limited partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto RM DEVELOPMENT COMPANY, a general partnership composed of John T. Rochford, III and Mark McDonald ("Grantee"), certain real property in Davidson County, Tennessee, described on the attached Exhibit "A" which is incorporated herein and made a part hereof by this reference.

This is improved property known as 312 19th Avenue, North, Nashville, Tennessee 37203.

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 covenants and binds itself, its successors and assigns 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, but no further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument on this 16th day of December, 1988.

PHILLIP R. DUKE & ASSOCIATES
NO. 35 LIMITED PARTNERSHIP

By: _____
Title: {Assistant} General Manager

94401

Dec 16 3 11 PM '88

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, Rebecca A. Gibbs, a Notary Public, Richard W. Horn, 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 (Assistant) General Manager of Phillip R. Duke & Associates No. 35 Limited Partnership, an Indiana limited partnership, and is authorized by the limited partnership to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 16th day of December, 1988.

Rebecca A. Gibbs
Notary Public

My Commission Expires:
My Commission Expires July 9, 1989

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $720,000.00

Affiant

Subscribed and sworn to before me, this 16th day of December, 1988.

Notary Public

My Commission Expires:

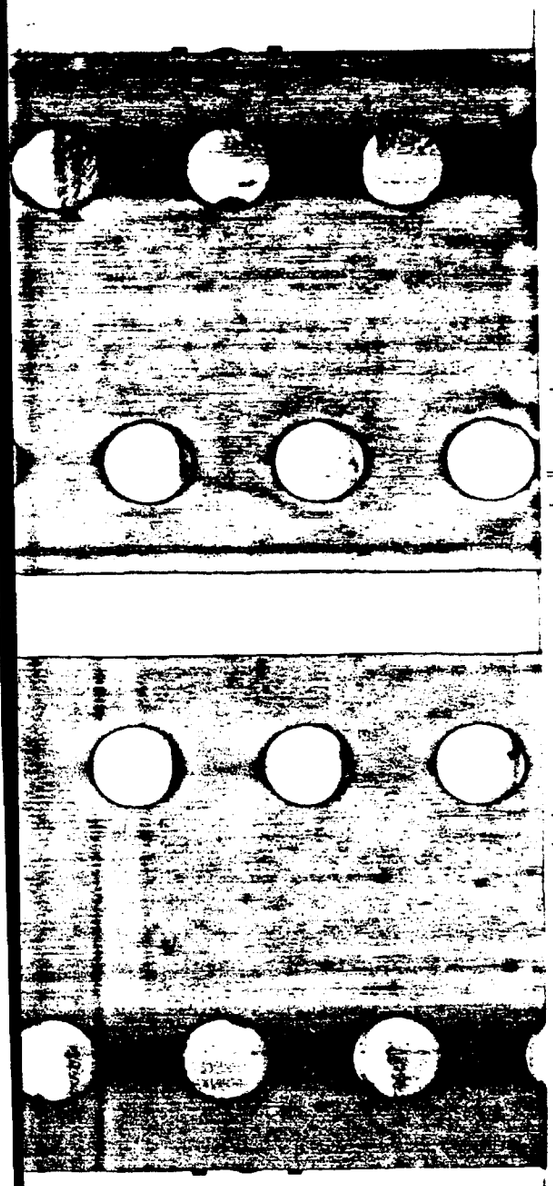
3/11/91

EXHIBIT A

Land lying in the First Civil District of Davidson County, Tennessee, and being Lot Nos. 218, 219 and 220 on the Plan of John Boyd Home Place, of record in Book 21, page 39, said Register's Office, described as follows:

Beginning at an iron pin in the easterly right-of-way of 19th Avenue North and the northerly right-of-way of public alley No. 377, said iron pin being 186.4 feet as measured northwesterly from the right-of-way of State Street; thence, with the right-of-way of 19th Avenue North, North 26 degrees 56 minutes 20 seconds West, 170.00 feet to an iron pin at the corner of said 19th Avenue North and Patterson Street; thence, with the right-of-way of Patterson Street, North 63 degrees 03 minutes 40 seconds East, 150.00 feet to an iron pin, said pin being 300.00 feet as measured southwesterly from the right-of-way of 18th Avenue North; thence, leaving said Patterson Street South 26 degrees 56 minutes 20 seconds East, 170.00 feet to an iron pin in the northerly margin of a 16 foot wide alley; thence, South 63 degrees 03 minutes 40 seconds West, 150.00 feet to the point of beginning, containing 25,500.00 square feet according to a survey by Tucker Hinson and Associates, Inc., dated December 9, 1988.

Being the same property conveyed to Phillip R. Duke & Associates No. 35 Limited Partnership by deed from Kevin Tucker and Associates, Inc. of record in Book 7331, page 881, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 7729 PAGE 899

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	~~720000.00~~
CON TX	2376.00
PRFEE	0.50
WDEED	9.00
TOTAL	2385.50
CHECK	2385.50

12/16/88 01 15:11 0001 8478

9 4 4 0 1

IDENTIFICATION REFERENCE

DEC 16 3 11 PM '88

FELIX Z. WILSON, REGISTER

DAVIDSON COUNTY, TENNESSEE

No. 164644