RGDWP268 08/14/89 dr

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

BOX 18

GENERAL WARRANTY DEED

Address New Owner	Send Tax Bills To	Map-Parcel Number
8th Avenue South Partnership 110 30th Avenue South Nashville, TN 37212 Attention: Richard Courtney	Same	Map 93-14-121 Parcel 93-14-122

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, FIRST AMERICAN NATIONAL BANK ("Grantor") has bargained and sold, and by these presents do transfer and convey unto 8TH AVENUE SOUTH PARTNERSHIP ("Grantee"), a general partnership, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on the attached Exhibit "A" which is incorporated herein and made a part hereof.

Said property is conveyed subject to the taxes for 1989, a lien but not yet due payable.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matter set forth above.

WITNESS our hands this 15th day of August, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

FIRST AMERICAN NATIONAL BANK

By: _____

Title: Senior Vice-President

57997

IDENTIF. REFERENCE

AUG 15 1 55 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Steven Horn 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 himself of First American National Bank, the within named bargainor, a national banking association, and that he as such Senior Vice-President executed the foregoing instrument for the purposes therein contained, by signing the name of the bank by himself as Senior Vice-President.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 15th day of August, 1989.

Rebecca G. Davidson
Notary Public

My Commission Expires:
My Commission Expires May 22, 1993

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $105,000.00.

Joseph W. Johnson
Affiant

Sworn to and subscribed before me this 15th day of August, 1989.

Rebecca G. Davidson
Notary Public

My Commission Expires:
My Commission Expires May 22, 1993

EXHIBIT "A"

TRACT I: A tract or parcel of land, situated in Davidson County, Tennessee, and bounded and described as follows:

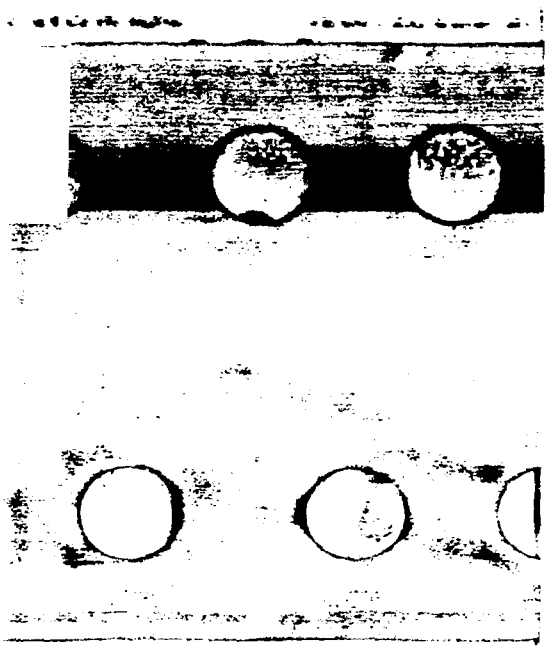
Beginning at a point in the westerly margin of 8th Avenue South at the southeast corner of the property conveyed to Phil Cohen and I.R. Schulman, by deed of record in Book 4235, page 341, Register's Office for said County; thence with the margin of 8th Avenue South, southerly 60 feet 6 inches more or less, to a point; thence leaving said Avenue, westerly 120 feet, more or less, to a point in the easterly margin of an alley; thence with the margin of said alley; northerly 60 feet 6 inches, more or less to the southwest corner of the property conveyed to Phil Cohen and I.R. Schulman above referred to; thence with their southerly line, easterly 120 feet, more or less, to the point of beginning, including but specifically excluding a strip off the front of said property used to widen 8th Avenue South.

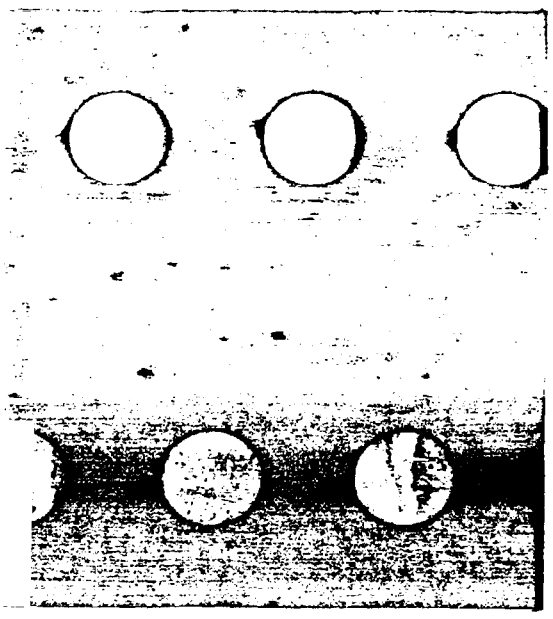
TRACT II: Being a lot in South Nashville situated on the southwest corner of 8th Avenue South and Division Street, and described as follows:

Beginning at the southwest corner of said 8th Avenue South and Division Street; running thence southwardly with the westerly margin of said avenue 60 feet, more or less, to the northeast corner of lot formerly owned by P. Blunkall; thence westwardly and with Blunkall's northerly line 120 feet more or less, to the easterly margin of an alley; thence with the easterly margin of said alley northwardly 55 feet more or less, to the southerly margin of Division Street, thence with the southerly margin of said street eastwardly 120 feet, more or less, to the beginning, including and excluding a strip off the front of said property used to widen 8th Avenue South.

Being the same property conveyed to First American National Bank, its successors and assigns by deed from Stephen E. Horn, Successor Trustee of record in Book 7889, page 951, Register's Office for Davidson County, Tennessee.

5945 08/15 0101 03CHECK 356.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7915 PAGE 427

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

CAMT 105000.00
CON TX 346.50
PRFEE 1.00
WDEED 9.00
TOTAL 356.50
CHECK 356.50

08/15/89 01 13:57 0001 5945

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57997

IDENTIF. TREFERENCE

AUG 15 1 55 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 239217