BOOK 7950 PAGE 527

70396

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

ADDRESS NEW OWNER	SEND TAX BILLS TO	IDENTIFICATION REFERENCE MAP-PARCEL NO.
Central Parking System Realty, Inc. 937 Church Street Nashville, TN 37219	Same	93-2-4-

SEP 29 4 13 PM '89

DAVIDSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ALGERNON BLAIR GROUP, INC., a Delaware corporation, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto CPS/PII, A TENNESSEE JOINT VENTURE, hereinafter the GRANTEE, its successors, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

A tract of land located in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee. Bounded on the North by Bank Street, the East by First Avenue North, on the South by Church Street and on the West by Second Avenue North and being more particularly described as follows:

Beginning at a P & K nail located in the northerly right-of-way margin of Church Street, where said right-of-way margin intersects the easterly right-of-way margin of Second Avenue North; thence, following the easterly right-of-way margin of Second Avenue North, North 26 deg. 56' 00" West, a distance of 164.35 feet to a P & K nail located in the southerly right-of-way margin of Bank Street; thence, following the southerly right-of-way margin of Bank Street, North 63 deg. 00' 00" East, a distance of 210.91 feet to a P & K nail located in the westerly right-of-way margin of First Avenue North; thence following the westerly right-of-way margin of First Avenue North, South 27 deg. 02' 00" East, a distance of 165.89 feet to a P & K nail in the northerly right-of-way margin of Church Street; thence, following the northerly right-of-way margin of Church Street, South 63 deg. 25' 00" West, a distance of 211.20 feet, to the point of beginning. Containing 34,849.4 square feet or 0.80 acres, more or less.

Being the same property conveyed to Algernon Blair Group, Inc., a Delaware corporation, by Quitclaim Deed from Colony Associates Joint Venture, of record in Book 7212, page 14, Register's Office for Davidson County, Tennessee.

This is improved property known as 210 Second Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors, representatives and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized

and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for:

1. 1989 Real Property taxes for the Metropolitan Government of Nashville and Davidson County, Tennessee.

And GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, against the lawful claims of all persons whomsoever.

Whenever 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, the GRANTOR has hereunto set its hand by its duly authorized officer as of this 28th day of Sept., 1989.

ALGERNON BLAIR GROUP, INC.

By: James M. Adams III

Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Denise Hickerson, a Notary Public of said county and state, James M. Adams III, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President, of Algernon Blair Group, Inc., the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of September, 1989.

Denise Hickerson
Notary Public

My Commission Expires: 3/11/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

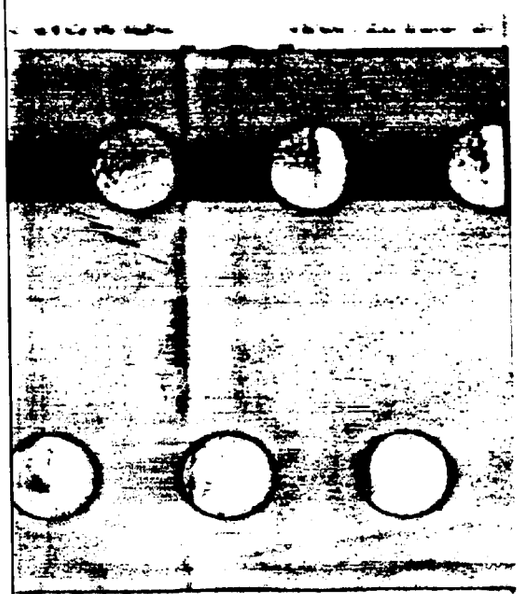
The actual consideration for this transfer or value of property (whichever is greater) is $1,900,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

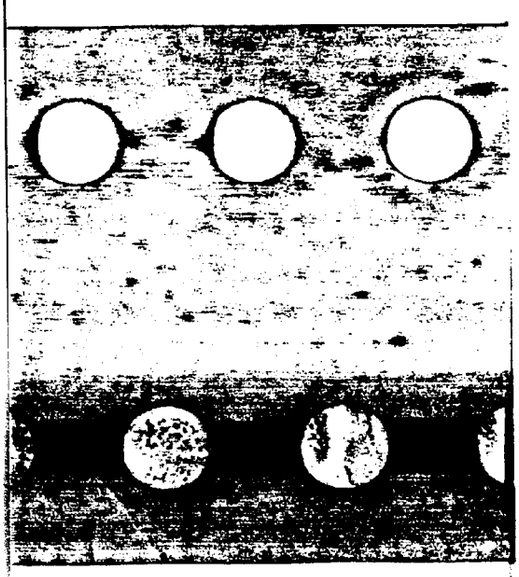
Harry J. Abbott,
Affiant
Secretary
Central Parking System Realty, Inc., Partner

Sworn to and subscribed before me this 29th day of September, 1989.

Notary Public
My Commission Expires: 11/21/92

wpdoc/algernon.dee/rlm





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

RECEIVED OF _____

FOR _____

BOOK 7950 PAGE 530

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
1900000.00
DON TX 6270.00
PRFEE 1.00
MISCED 9.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK TOTAL 6280.00
CHECK 6280.00

09/29/89 01 16:14 0001 9769

7.0 3.9 6

IDENTIFICATION REFERENCE

SEP 29 4 13 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253698