File 14

BOOK 7984 PAGE 701

THIS INSTRUMENT PREPARED BY:

DENNEY, LACKEY & CHERNAU
P. O. Box 3429
218 Third Avenue, North
Nashville, Tennessee 37219-0429

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NOS.

James McGuire — Same — Map 93-14-123
711 8th Avenue, Sout — 93-14-124
Nashville, TN 37203

82340

IDENTIF. TREFERENCE

Nov 15 2 59 PM '89

FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

James R. McGuire
Affiant

Subscribed and sworn to before me this 15th day of November, 1989.

Notary Public

My commission expires: 7/24/93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, MARCRUM PROPERTIES, a Tennessee general partnership, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES R. McGUIRE, hereinafter called the Grantees, their heirs 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.

This is improved property known as 711 8th Avenue, South, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 caused this instrument to be executed by its duly authorized general partner this 15th day of November, 1989.

Marcrum Properties

BY: Richard H. Marcrum Sr. Partner
RICHARD H. MARCRUM, SR.,
General Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, John T. Cook, a Notary Public in and for the State and County aforesaid, personally appeared RICHARD M. MARCRUM, SR. 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 general partner of MACRUM PROPERTIES, a Tennessee general partnership, and that he as such general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself this 15th day of November, 1989.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of November, 1989.

John T. Cook
NOTARY PUBLIC
My Commission Expires: 7/24/92

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

488.50

EXHIBIT "A"

Land in Davidson County, Tennessee, being described as follows:

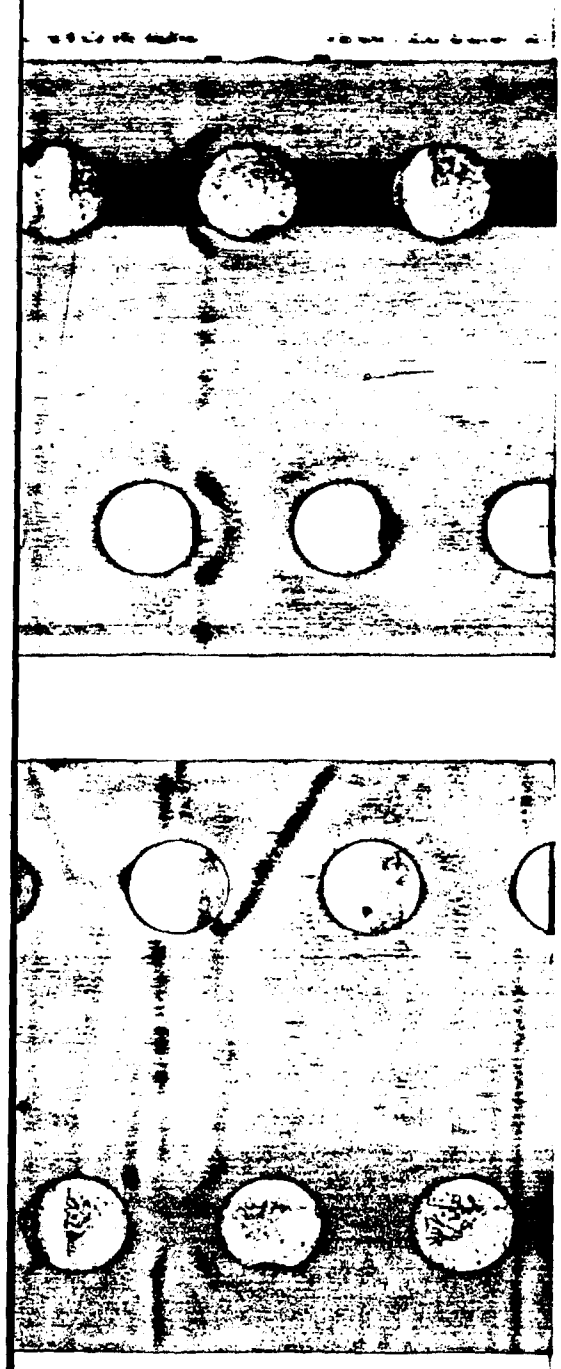
TRACT NO. 1:

Beginning on the westerly margin of 8th Avenue, South, as widened at the northeast corner of a lot formerly owned by William Bachme, or formerly owned by Theo. W. Eckhardt; thence with the westerly margin of said Avenue northerly 30 feet to Emma B. Koester's southeast corner; thence with her south line westerly 120 feet, more or less, to the easterly margin of an alley; thence with said alley South 30 feet to Bachme's northwest corner; thence with his north line easterly 120 feet, more or less, to the beginning.

TRACT NO. 2:

Beginning at a point on the westerly margin of 8th Avenue, South, formerly Spruce Street, as now widened, at the northeast corner of a lot formerly owned by A. Lehman, or formerly owned by Hermon Hosse; thence with the westerly margin of said Avenue, as widened, North 61 feet to a point, the southeast corner of the lot conveyed to J. W. Alfred by deed from Theo. W. Eckhardt and wife, of record in Book 496, page 214, Register's Office, Davidson County, Tennessee; thence with Alfred's south line westwardly 110.43 feet, more or less, to the easterly margin of an alley; thence with the margin of the same southwardly 70 feet, more or less, the Hosse's northwest corner; thence with Hosse's north line eastwardly 118.8 feet, more or less, to the point of beginning.

Being the same property conveyed to Marcrum Properties, a Tennessee general Partnership composed of Richard H. Marcrum, Sr., Richard H. Marcrum Jr., and Thomas T. Marcrum, Sr., by deed from Rotary Machine Co., a Massachusetts Corporation, as of record in Book 6417, page 708, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 145000.00
CON TX 478.50
PRFEE 1.00
WDEED 9.00
TOTAL 488.50
CHECK 488.50

11/15/89 01 14:56 0001 4735

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82340

IDENTIF. TREFERENCE

Nov 15 2 59 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 267563