WARRANTY DEED BOOK 8103 PAGE 423

FROM: 1819 Broadway Associates, a Tennessee general partnership, Grantor
TO: Sovran Bank/Central South (formerly Commerce Union Bank), Grantee

This instrument was prepared by:
W. Fred Williams
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Number
Sovran Bank/Central South One Commerce Place Nashville, TN 37219 Attn: Lance B. Chitwood Vice President	Same	92-16-198 Field Book Number 10W-00775

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Thousand and No/100 Dollars ($300,000.00).

Ed W. Redmon General Partner
Affiant

SUBSCRIBED AND SWORN TO before me, this the 3rd day of May, 1990.

Judith M. Cain
Notary Public

My Commission Expires: 3-3-92

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, 1819 Broadway Associates, a Tennessee general partnership, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Sovran Bank/Central South (formerly Commerce Union Bank), Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

The Property is improved property, known as 1819 Broadway, Nashville, Tennessee.

This conveyance is expressly made subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Grantor is currently indebted to Grantee in an amount in excess of Three Hundred Thousand and No/100 Dollars ($300,000.00). As the consideration for Grantor's transfer of the Property to Grantee, Grantee agrees to reduce Grantor's indebtedness to Grantee by Three Hundred Thousand and No/100 Dollars ($300,000.00).

Witness our hands this 3rd day of May, 1990.

1819 BROADWAY ASSOCIATES, a Tennessee general partnership

By: Larry Williams
Larry Williams, a general partner

By: Eddie W. Redmon
Eddie W. Redmon, a general partner

By: Stephen A. French
Stephen A. French, a general partner

By: Milton G. Tanksley
Milton G. Tanksley, a general partner

By: Marie D. Maxwell
Marie D. Maxwell, a general partner

By: Miller and Thomas Investments, a Tennessee general partnership, a general partner

By: E. Donald Miller
E. Donald Miller, partner

By: Albert E. Thomas
Albert E. Thomas, partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JUDITH M. CAIN, a Notary Public of said County and State, personally appeared Larry Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of 1819 BROADWAY ASSOCIATES, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at Office, this 1st day of May, 1990.

Judith M. Cain
Notary Public

My Commission Expires: 3-3-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JUDITH M. CAIN, a Notary Public of said County and State, personally appeared Eddie W. Redmon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of 1819 BROADWAY ASSOCIATES, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at Office, this 1st day of May, 1990.

Judith M. Cain
Notary Public

My Commission Expires: 3-3-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JUDITH M. CAIN, a Notary Public of said County and State, personally appeared Stephen A. French, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of 1819 BROADWAY ASSOCIATES, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at Office, this 1st day of May, 1990.

Judith M. Cain
Notary Public

My Commission Expires: 3-3-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JUDITH M. CAIN, a Notary Public of said County and State, personally appeared Milton G. Tanksley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of 1819 BROADWAY ASSOCIATES, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at Office, this 1st day of May, 1990.

Judith M Cain
Notary Public

My Commission Expires: 3-3-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JUDITH M. CAIN, a Notary Public of said County and State, personally appeared Marie D. Maxwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a partner of 1819 BROADWAY ASSOCIATES, the within named bargainor, a partnership, and that she as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by herself as partner.

Witness my hand and seal, at Office, this 2nd day of MAY, 1990.

Judith M Cain
Notary Public

My Commission Expires: 3-3-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JUDITH M. CAIN, a Notary Public of said County and State, personally appeared E. Donald Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner (or other officer authorized to execute the instrument) of Miller and Thomas Investments, a Tennessee general partnership, a general partner of 1819 Broadway Associates, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner of Miller and Thomas Investments, a general partner.

Witness my hand and seal, at Office in Nashville, this 3rd day of MAY, 1990.

Judith M Cain
Notary Public

My Commission Expires: 3-3-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JUDITH M. CAIN, a Notary Public of said County and State, personally appeared Albert L. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner (or other officer authorized to execute the instrument) of Miller and Thomas Investments, a Tennessee general partnership, a general partner of 1819 Broadway Associates, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner of Miller and Thomas Investments, a general partner.

Witness my hand and seal, at Office in Nashville, this 3rd day of MAY, 1990.

Judith M. Cain
Notary Public

My Commission Expires: 3-3-92

JUDITH M. CAIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

2642Ξ/04-23-90

EXHIBIT A

Property located in Nashville, Davidson County, Tennessee, being part of Lot 1 in the Subdivision of Lot 144, Boyd's Home Trust, not of record, and more particularly described accordingly to a Survey dated March 17, 1986 by particularly described according to a Survey dated March 17, 1986 by Patrick S. Coode, Registered Land Surveyor, as follows:

Beginning at an iron pin at the southeast intersection of Broad Street (or Broadway) and 19th Avenue South, thence along the southerly right of way of said Broad Street N 46° 01' 48" E, 54.86 feet to an iron pin; thence leaving said right of way of Broad Street S 26° 51' 22" E, 125.29 feet to an iron pin; thence S 18° 47' 20" W, 17.62 feet to an iron pin in the northerly right of way of a 10' alley; thence continuing along said right of way of the alley S 57° 31' 25" W, 39.92 feet to an iron pin in the easterly right of way of 19th Avenue South; thence continuing along said right of way of 19th Avenue South; N 26° 54' 10" W, 125.37 feet to the point of beginning and containing 6786 square feet or 0.156 acre, more or less.

Being the same property conveyed to 1819 Broadway Associates by Deed from A.C. Mifflin, III, of record in Book 6899, page 410, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Metro taxes for 1989, unpaid, plus penalty, interest and costs.

2. Metro taxes for 1990, a lien not yet due and payable.

3. Deed of Trust, Assignment of Leases and Security Agreement executed by 1819 Broadway Associates, a Tennessee general partnership to Ronald G. Turner, Trustee, of record in Book 6901, page 647, dated June 26, 1986, recorded June 27, 1986, said Register's Office, to secure payment to Commerce Union Bank n/k/a Sovran Bank/Central South of indebtedness in the original principal amount of $470,000.00 and any other sums which may be and/or become payable under the terms thereof including, but not limited to principal, interest, and service fee. See instrument for complete terms and conditions as well as possible rights and options of the mortgagee, including rights respecting assumption of the debts secured thereby.

4. UCC-1 Financing Statement as extra security for the above mentioned deed of trust was recorded in Book 6901, page 664, said Register's Office.

5. Lease Agreement (unrecorded) dated March 1, 1985, between Al C. Mifflin and Kingston Steel, Inc.

6. Title to that portion of the subject property embraced within the bounds of roads, highways, easements and rights-of-way.

7. Assignment of Rents and Leases between 1819 Broadway Associates, a Tennessee general partnership, and Commerce Union Bank n/k/a Sovran Bank/Central South of record in Book 6901, page 660, said Register's Office.

8. Lease Subordination Agreement between Kingston Steel, Inc., a Tennessee corporation and Commerce Union Bank, n/k/a Sovran Bank/Central South of record in Book 6914, page 893, said Register's Office.

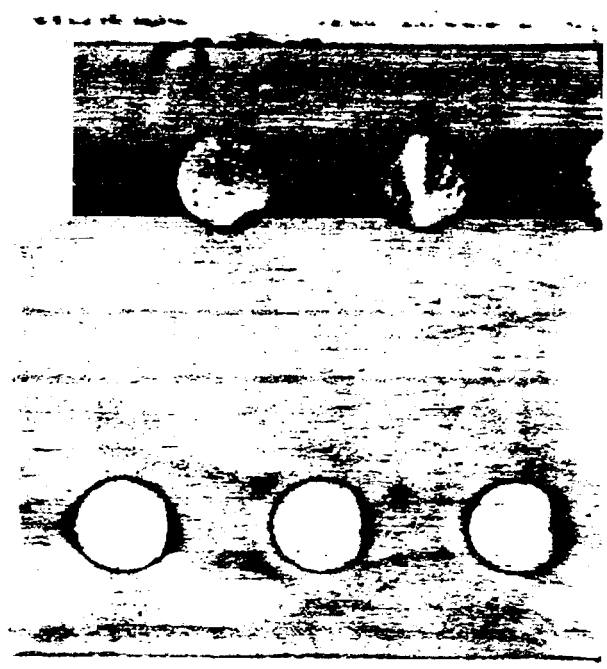
24246

IDENTIFICATION REFERENCE

May 4 3 07 PM '90

USH

2642E/04-23-90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

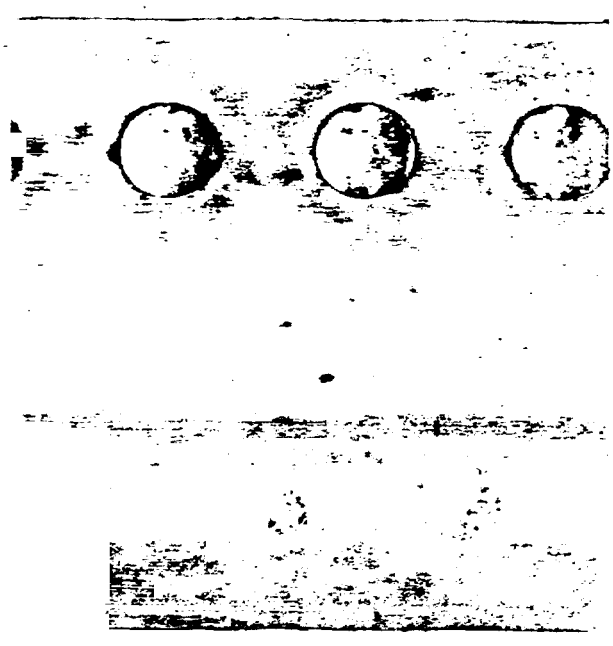
RECEIVED OF _____

FOR _____

BOOK 8103 PAGE 431

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
			CAMT	
				300000.00
			CON TX	990.00
			PRFEE	1.00
			WDEED	24.00
			TOTAL	1015.00
			CHECK	1015.00
05/04/90	01	15:48	0001	9131



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.4.2.4.6.

IDENTIFICATION REFERENCE

MAY 4 3 47 PM '90

DAVIDSON COUNTY, TN

No. 316611