FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 365,328

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF August, 1990

Notary Public

MY COMMISSION EXPIRES: 7-3-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
135 Second Avenue North, Inc. (NAME)	New Owner (NAME)	MAP 93-6-2
47 Music Square East (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 58
Nashville, TN 37203 (CITY) (STATE) (P. O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Citizens Fidelity Bank and Trust Company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 135 Second Avenue North, Inc.,

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:

Being the improved real property known as 133-135 Second Avenue North in Nashville, Davidson County, Tennessee, located in the First Civil District of the Metropolitan Government of Nashville and Davidson County, the description of which is attached and made part hereof by this reference thereto.

This conveyance is made subject to (a) property taxes for 1990 for which Grantees will be responsible, (b) restrictions and covenants in a Tennessee Conservation Easement granted by 135, Limited to Historic Nashville, Inc., of record in Book 6210, page 51, Register's Office for said County, and (c) the matters set forth on said plan.

47976

IDENTIFICATION REFERENCE

Aug 8 12 16 PM '90

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

8197 08/08 0101 03CHECK 1215.49

This is unimproved ( ) improved (XX) property, known as 135 Second Avenue North, Nashville, TN 37203
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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.

Witness our hand s this 8th day of August, 1990

Citizens Fidelity Bank and Trust Company

By: Larry C. Goins, Vice President

Larry C. Goins, Vice President

STATE OF TENNESSEE
Davidson County

BOOK 8170 PAGE 913

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Larry O. Goins ~~and~~ _____ with whom I am personally acquainted and who upon (~~his oath~~) acknowledged (~~himself~~) to be the Vice President ~~and~~ _____ ~~respectively~~ of the Citizens Fidelity Bank and Trust Company the within named bargainor, a corporation, and that (he) as such Vice President ~~and~~ _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Larry O. Goins as such Vice President, ~~and acknowledged the same to be the act and deed of said corporation.~~

Witness my hand and official seal at office at Nashville, Tennessee on this the 8th day of August, 19 90

My commission expires 7/13/91

John V. Adams
John V. Adams Notary Public

JOHN V. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
Citizens Fidelity Bank and Trust Company

TO
135 Second Avenue North, Inc.

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

Description attached to deed dated August 8, 1990, from Citizens Fidelity Bank and Trust Company to 135 Second Avenue North, Inc.

Being part of Lot No. 29 on the Plan of the Original Town of Nashville, not of record, described as follows:

Beginning on the westerly margin of Second Avenue, North, formerly Market Street, as widened, at the northeast corner of the property conveyed to Louie Gasser by deed from John V. Orman, et al., of record in Book 1320, page 100, Register's Office for said County; thence with said Avenue northwardly 45 feet, more or less, to the center of an 18 inch wall, the southeast corner of the property conveyed to Hugh F. Smith Jr., and wife, by deed from Mae K. Metz and husband, of record in Book 1306, page 19, said Register's Office; thence with the center of said wall and with the southerly line of said Smith property, westwardly 85 feet, more or less, to the easterly margin of an alley; thence with said alley southwardly, 45 feet, more or less, to the northwest corner of said Gasser property; thence with said Gasser's northerly line eastwardly 85 feet, more or less, to the beginning.

Being the same property conveyed to Citizens Fidelity Bank and Trust Company by deed from Sovran Bank/Central South of record in Book 7864, page 782, Register's Office for Davidson County, Tennessee.

Citizens Fidelity Bank and Trust Company

By: Larry C. Goins Vice President
Larry C. Goins, Vice President

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8170 PAGE 915

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 365328.00
				CON TX 1205.49
				PRFEE 1.00
				WDEED 9.00
				TOTAL 1215.49
				CHECK 1215.49
08/08/90	01			12:21 0001 8197

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47976

IDENTIFI REFFRENCE

AUG 8 12 16 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 344652