BOOK 8210 PAGE 795 BOX 10

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Thomas C Nance
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 19 90

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES 6/23/91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 220, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Thomas C. Nance (NAME)	Same/Third National Bank	13W 02695
400 Arrowwood Dr. (STREET ADDRESS OR ROUTE NUMBER)	Personal Banking Center 201 4th Avenue North (STREET ADDRESS)	093-11-0-194.00
Nashville, TN 37211 (CITY) (STATE) (P O ZIP)	Nashville, TN 37219 (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, 30 Middleton Group, Ltd., a Tennessee Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas C. Nance

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:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Resub of Lots 55, 56, 57 & 58 of Rutledge's Addition Plat Book 21, page 73, of record in Book 6200, page 841, Register's Office for said County.

Said Lot No. 1 fronts 105.00 feet on the northerly margin of Middleton Street and extends back between parallel lines 150.00 feet to an alley in the rear.

Being part of the same property conveyed to 30 Middleton Group, Ltd., a Tennessee Limited Partnership by deed from Historic Properties, Ltd., a General Partnership of record in Book 6426, page 728, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the matters set forth in the above referenced plan of record.

62608

IDENTIF. TREFERENCE

OCT 4 2 32 PM '90

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

7422 10/04 0101 03CHECK 601.00

This is ( ) unimproved (XX) improved property, known as 30 Middleton Street (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) 37210 (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 1st day of October, 19 90

30 Middleton Group, Ltd., a Tennessee Limited Partnership
BY: Triad Investors, a Joint Venture, General Partner
BY: Historic Properties, Ltd., a Tennessee Partnership, Joint Venturer

BY: Lee Watson
Lee Watson, Partner

BY: Claude Johnson
Claude Johnson, Partner

BY:
John B. Link, III, Partner

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of _____

Personally appeared before me, _____, a Notary Public of said county, _____

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this _____ day of _____, 19_____.

_____
NOTARY PUBLIC

My commission expires:

_____

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19_____.

_____
NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

30 Middleton Group, Ltd., a Tennessee Limited Partnership

TO

Thomas C. Nance

PATRICIA SPICER CARDEN
Attorney At Law
101 Westpark Drive Suite 220
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public Lee Watson, John B. Link, III, and Claude Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are partners of Historic Properties, Ltd., a Tennessee general partnership, a joint venturer of Triad Investors a joint venture, the general partner of 30 Middleton Group, Ltd., a Tennessee limited partnership, the maker, and are authorized as partners of the partnership, a joint venturer of the general partner of the maker, to execute this document on behalf of the maker.

My commission expires: 7-13-91

Patricia Spicer Carden
Notary Public

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 180000.00
CON TX 594.00
PRFEE 1.00
MDEED 6.00
TOTAL 601.00
CHECK 601.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/04/90 01 14:33 0001 7422

62608

IDENTIF. REFERENCE

OCT 4 2 32 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 361706