Book 411 BOOK 8254 PAGE 975

WARRANTY DEED

FROM: 1720 West End, Limited, a Tennessee limited partnership, Grantor

TO: 1720 West End Building, a Tennessee general partnership, Grantee

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

3124 12 11 9:01 030-ESX 2488.00

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
1720 West End Building c/o Bernard M. Rosenblum, Trustee St. Cloud Corner 500 Church Street Nashville, TN 37219	Owner	Map 92-12, parcels 479, 467 and 468

DAVIDSON COUNTY TN.
DEC 11 9 36 AM '90
IDENTIF. TREFERENCE

786628

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seven Hundred Fifty Thousand Dollars and no/100 Dollars ($750,000.00).

Affiant, Trustee

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

Joan Patterson
Notary Public

My Commission Expires: 11-27-93

NOTARY PUBLIC AT LARGE

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the cancellation of that certain non-recourse $1,800,000 Promissory Note dated July 31, 1984, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 1720 West End, Limited, a Tennessee limited partnership, as Grantor has bargained and sold, and by these presents does transfer and convey unto the said 1720 West End Building, a Tennessee general partnership, as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Two contiguous tracts described more fully on Exhibit A attached hereto and made a part hereof.

Being the same property previously conveyed by Grantee to Grantor by deed of record in Book 6352, page 226, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1720 West End Building, Nashville, Tennessee 37203.

This conveyance is expressly made subject to the following:

1. The lien for 1990 taxes which will be paid by the Grantee.

2. Term Loan Deed of Trust, Assignment of Rents, Security Agreement and Financing Statement of record in Book 8110, page 856, said Register's Office and the Assignment of Leases, Rents and Profits of record in Book 8110, page 887, said Register's Office, both of which were assigned to The Bank of Nashville by an Assignment of record in Book 8110, page 895, said Register's Office.

3. Rights of tenants in possession.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 said land 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 said land 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.

Witness the hand of the duly authorized officer of the Grantor's corporate general partner this 3 day of December, 1990.

1720 WEST END, LIMITED, a
Tennessee limited partnership

By: Freeman Webb Investments,
Inc., general partner

By: _____
Title: _____

By: _____
William V. B. Webb,
General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, ~~William H.~~ Jean Patterson a Notary Public of said County and State, personally appeared William H. Freeman, 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 Freeman Webb Investments, Inc., the General Partner of 1720 WEST END, LIMITED, the within named bargainor, a Tennessee limited partnership, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as President of Freeman Webb Investments, Inc., the General Partner.

Witness my hand and seal, at Office, this 3rd day of December, 1990.

_____
Notary Public

My Commission Expires: 11-27-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jean Patterson, a Notary Public of said County and State, personally appeared William V. B. Webb, 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 general partner of 1720 West End, Limited, the within named bargainor, a partnership, and that he as such general partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as general partner.

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

_____
Notary Public

My Commission Expires: 11-27-93

7298R/11-16-90

EXHIBIT A

TRACT A: Land in Davidson County, Tennessee, being part of Lot No. 134 on the Plan of John Boyd Home Tract, as of record in Book 21, page 39, Register's Office for Davidson County, Tennessee, described according to a survey of W. R. Seigenthaler, Surveyor, dated June 26, 1984, as follows:

BEGINNING a point in the northerly margin of West End Avenue, said point being 50.00 feet east of the easterly margin of 18th Avenue North; thence with the westerly side of the 1720 West End Office Building and running parallel to the easterly margin of 18th Avenue North, North 31 degrees 24 minutes 40 seconds West 160.00 feet to an iron pipe in the southerly margin of a 20 ft. wide public alley; thence with said margin of the alley and parallel to the northerly margin of West End Avenue, North 58 degrees 45 minutes East 151.58 feet to a nail in concrete at the northwest corner of Lot 1 on the Plan of Tennessee Speed Sport and 1st American National Bank's property of record in Book 5190, page 16, R.O.D.C.; thence with the west line of said Lot 1 and running along a concrete retaining wall South 31 degrees 12 minutes 15 seconds East 160.00 feet to an iron pin in the northerly margin of West End Avenue and being the southwest corner of said Lot 1; thence with the northerly margin of West End Avenue South 58 degrees 45 minutes West 151.00 feet to an iron pin being the point of beginning.

TRACT B: Land in Davidson County, Tennessee, being Lots Nos. 75 and 76 on the Plan of John Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County, described according to a survey of W. R. Seigenthaler, Surveyor, dated June 26, 1984, as follows:

BEGINNING at an iron pin in the southerly margin of Hayes Street, said iron pin being 50.00 feet east of the easterly margin of 18th Avenue North and also being the northwest corner of said Lot 76; thence with the southerly margin of Hayes Street North 58 degrees 45 minutes East 100.00 feet to an iron pin, being the northeast corner of Lot 75; thence with the common line between Lot 75 and Lot 74, South 31 degrees 09 minutes 40 seconds East 180.00 feet to an iron pin, the southeast corner of Lot 75 and being in the northerly margin of a 20 ft. wide public alley; thence with said margin of the alley South 58 degrees 45 minutes West 100.00 feet to an iron pin, being the southwest corner of Lot 76; thence with the common line between Lot 76 and Lot 77, North 31 degrees 09 minutes 40 seconds West 180.00 feet to the point of beginning.

Also included is all right and interest, if any, that may have been acquired by adverse possession to land lying adjacent to the western property line of Lot 76 of Tract B located between such western property line and a steel cable and post fence.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8254 PAGE 979

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 750000.00
CON TX 2475.00
PRFEE 1.00
WDEED 12.00
TOTAL 2488.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 2488.00

12/11/90 01 08:35 0001 8124

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IDENTIF. TREFERENCE

DEC 11 8 36 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 380574