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FORM NO. WD-1

FILE BOX 9

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December 19 90

Notary Public

MY COMMISSION EXPIRES: 7-13-93

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 NUMBER
301 Broadway, Inc. (NAME)	New Owner (NAME)	Map 93-6-4
P.O. Box 22927 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 27
Nashville, TN 37202 (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, Edward R. Stolman and wife, Carolyn Stolman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 301 Broadway, Inc., a Tennessee corporation,

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 on the southwest corner of Broad Street (Broadway) and Third Avenue South and described according to a survey made by Miller/Wihry, Inc. dated March 28, 1984, as follows:

Beginning at a point in the westerly right-of-way of Third Avenue South (being 24.5 feet from the center line of said street) at its intersection with the southerly right-of-way of Broadway (52 feet from the center line of said street); thence South 40° 20' 10" East 51.62 feet to a point; thence South 49° 39' 50" West 41.00 feet to the center of a party wall; thence with the center line of said party wall North 40° 20' 10" West 51.70 feet to a point in the southerly right-of-way of Broadway; thence North 49° 46' 47" East 41.00 feet to the point of beginning.

Being the same property conveyed to Edward R. Stolman by deed from Gary Militana and Louise Franklin of record in Book 6263, page 836, Register's Office for Davidson County, Tennessee.

See Exhibit "A" attached hereto and made part hereof by this reference thereto.

Carolyn Stolman joins in the execution of this deed only for the purpose of conveying such marital rights as she may have in said property, if any.

This is unimproved ( ) improved (X) property, known as 301 Broadway, Nashville, Tennessee 37201
(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 hands this 7th day of December, 19 90

Edward R. Stolman

Carolyn Stolman

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Edward R. Stolman and wife, Carolyn Stolman,

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of December 1990

Commission expires 7-13-91

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Edward R. Stoman and wife,

Carolyn Stolman

TO

301 Broadway, Inc.

FILE BOX 9

Prepared By:

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

Exhibit "A" attached to the deed dated December 7, 1990, from Edward R. Stolman and wife, Carolyn Stolman, to 301 Broadway, Inc.

This conveyance is made subject to:

1. Easement for the support of any and all party walls, and any and all liability arising out of any party walls, as shown of record in Book 871, page 288, Register's Office for Davidson County, Tennessee.

2. The deed from First American National Bank of Nashville to 301 Broadway Partnership, of record in Book 5427, page 616 contains the following: Grantor retains for itself, its successors and assigns, the absolute right, at its own expense, to remove, obliterate, or cover the words "The American National Bank" where the same appears etched in stone across the top front of the building located on said land.

3. An unrecorded lease dated April _____, 1990, by and between Edward R. Stolman, Landlord, and Mid-State Advertising, Inc., d.b.a. The Nashville Scene.

   The tenants rights under said lease expire on July 31, 1995, by its own terms.

As part of the consideration for this conveyance, Grantee assumes and agrees to pay the indebtedness evidenced by the note referenced in the deed of trust recorded in Book 8177, page 274, in said Register's Office.

E. R. Stolman
Edward R. Stolman

Carolyn Stolman
Carolyn Stolman

78827

IDENTIF. TREFERENCE

DEC 11 2 06 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

8375 12/11 0101 03CHECK 1214.50

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
365000.00
CON TX 1204.50
PRFEE 1.00
WDEED 9.00
TOTAL 1214.50
CHECK 1214.50
12/11/90 01 14:05 0001 8375

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78827.

IDENTIF. REFERENCE

DEC 11 2 06 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 380822