STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,147,500.00

Thomas E. Settles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 1991

Notary Public

MY COMMISSION EXPIRES: March 26, 1994

(AFFIX SEAL)

BOOK 8376 PAGE 249

THIS INSTRUMENT WAS PREPARED BY

SETTLES & ASSOCIATES, 631 Second Ave., South, Nashville, TN 37210

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Thomas E. Settles	New Owner	Map 93-11
(NAME)	(NAME)	
631 Second Avenue South		Parcels 158,140
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37210		141 & 145
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, Litterer Labs Associates, Limited Partnership

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

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:

SEE ATTACHED EXHIBIT "A" FOR THE LEGAL DESCRIPTION, INCORPORATED HEREWITH.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for the year 1991 and subsequent years, a lien but not yet due and payable.

Subject to all matters as shown on the Plan of record in Minute Book "A", page 18, Chancery Court at Nashville, Tennessee. (Parcels 1 & 2)

Subject to all matters as shown on the Plan of record in Book "U", pages 682 & 683, Register's Office for said County. (Parcel 3)

Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Subject to the rights and claims of parties in possession.

Subject to any and all leases not of public record.

unimproved ( )
This is improved (X) property, known as 631 Second Avenue South Nashville, Tennessee 37210
(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 this 14th day of June 19 91

Litterer Labs Associates, Limited Partnership
BY: Thomas E. Settles, President
Litterer Labs Acquisition, Inc., General Partner

BOOK 8376 PAGE 250

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

_____,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Sam J. McAllester, III, a Notary Public,
Thomas E. Settles,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of June, 1994

Commission expires 3/26/94

_____
Notary Public

SAM J. McALLESTE... NOTARY PUBLIC ... STATE OF TENNESSEE

WARRANTY DEED

FROM

TO

Prepared by:

[redacted]

EXHIBIT "A"

PARCEL 1:

Land in Davidson County, Tennessee, being Lot "A" and all of Lot "B" except that part taken to widen Elm Street, of Lot 4 and the south part of Lot "A" of Lot 3 on the Plan of Campbell's South Nashville lots, as of record in Minute Book "A", page 18, Chancery Court at Nashville, described as follows:

Beginning at the northwest corner of Second Avenue, South, formerly Market Street and Elm Street, as widened; thence with the westerly margin of said Avenue northerly 80 feet to the southeast corner of a lot owned by the City of Nashville, known as the "Fireman's Hall" lot; thence westerly with the southerly line of said lot 130 feet, more or less, to the easterly margin of an alley; thence with said alley southerly 80 feet to the northerly margin of Elm Street, as widened; thence with the northerly margin of said Street, easterly 130 feet, more or less, to the beginning.

PARCEL 2:

TRACT I:
Land in Davidson County, Tennessee, being Lot "F" on the Map of the Subdivision of Lot 2 of the Campbell Plan of Lots, of record in Minute Book A, page 18, of the Chancery Court at Nashville, Tennessee.

Said Lot "F" fronts 38 feet on the east side of Third Avenue, South, formerly College Street, and runs back between parallel lines 140 feet, more or less, to an alley.

TRACT II:
Being Lot "B" and the northerly half of Lot "C" on the Plan of the Subdivision of Lot No. 3 in Campbell's South Nashville Lots, as of record in Minute Book "A", page 18, Chancery Court at Nashville, Tennessee.

Said Lot "B" and part of Lot "C" front together 45 feet on the easterly side of Third Avenue South, formerly College Street, and run back between parallel lines 140 feet, more or less, to an alley.

4570 06/17 0101 03CHECK 3796.75

PARCEL 3:

Land in Davidson County, Tennessee, being the south 20 1/2 feet of Lot "A", and the north 25 feet of Lot "B", in the Subdivision of Lot #17, Campbell's South Nashville Plan, as of record in Book "U", pages 682 and 683, Register's Office for said County.

Said parts of said lots adjoin and front together 45 1/2 feet on the east side of 3rd Avenue South, and runs back between parallel lines, along the northerly margin of Elm Street ____ feet to an alley.

Parcel 1 and Parcel 2 (Tract I and Tract II) being the same property conveyed to Litterer Labs Associates, Ltd., a Tennessee limited partnership, by Warranty Deed from Frank C. Ingraham, W. Lee Corbet and David S. Zinn of record in Book 6089, page 901, Registers Office for Davidson County, Tennessee.

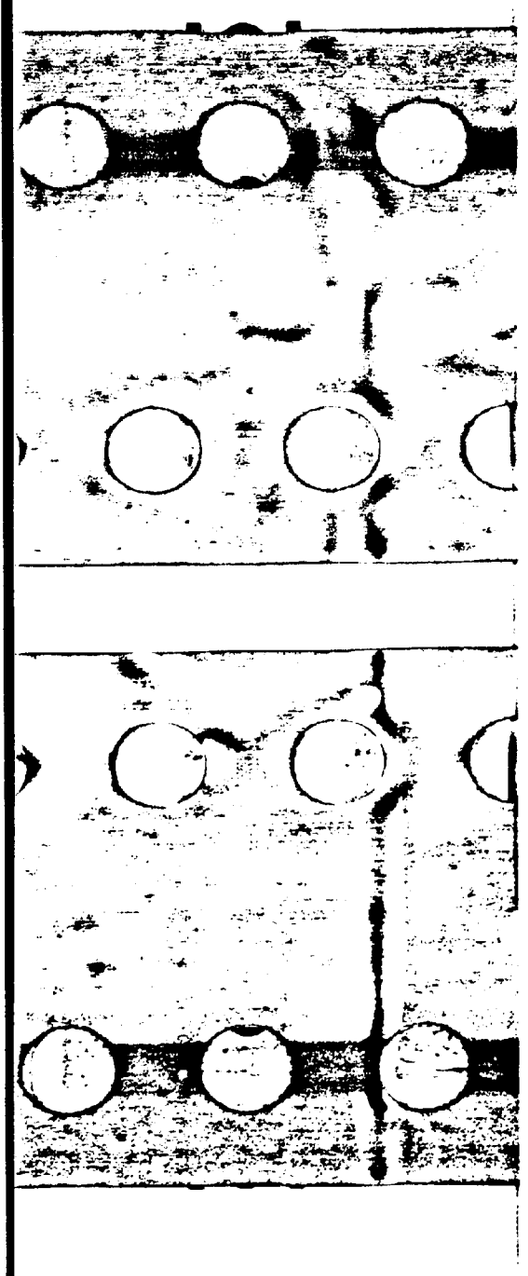
Parcel 3 being the same property conveyed to Litterer Labs Associates, Ltd., by Charles A. Ritzen, General Partner and Equity Capital Corporation by Warranty Deed from Kraft and Associates, a partnership, of record in Book 6129, page 624, Register's Office for Davidson County, Tennessee.

Litterer Labs Associates, Limited Partnership is the successor in interest to Litterer Labs Associates, Ltd., as evidenced by an Amendment to Certificate of Limited Partnership and Restatement of Merger of Limited Partnerships to Recite Continuity of Interests filed June 17, 1991 with The Tennessee Secretary of State and recorded in Book 8376, page 245, Register's Office for Davidson County, Tennessee.

2 2 8 8 1

Jun 17 4 19 PM '91

BWMLH2.168
6/17/91(ad)



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8376 PAGE 252

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 1147500.00
CON TX 3786.75
PRFEE 1.00
WDEED 9.00
TOTAL 3796.75
CHECK 3796.75

06/17/91 01 16:22 0001 4570

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22881

JUN 17 4 19 PM '91

No. 431608