Box 6
mmp

BOOK 8391 PAGE 179

FROM: Southern Turf, Limited, a Tennessee limited partnership
TO: Doramus & Trauger, a general partnership

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Sovran Plaza
Nashville, Tennessee 37239

Address New Owner:
The Customs House
Broadway at 7th Avenue
3rd Floor
Nashville, Tennessee 37203

Mortgagee:
Third National Bank in Nashville
201 Fourth Avenue North
Nashville, TN 37220

Map-Parcel No.
093-02-3 160

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $630,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of July, 1991.

Notary Public

My Comm. Expires: 11-21-92

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Southern Turf, Limited, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Doramus & Trauger, a hereinafter called the GRANTEE, its successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

Said property shall be subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its heirs, successors and assigns, forever.

GRANTOR further covenants and binds itself, its heirs, representatives, and successors to warrant specially and forever defend the title to said real estate to GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

28337

Jul 3 1 34 PM '91

IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed on the 1st day of July, 1991.

SOUTHERN TURF, LIMITED,
a Tennessee limited partnership

BY: Turf Associates,
General Partner

BY: E. Wayne Tomlinson
E. Wayne Tomlinson,
Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared E. Wayne Tomlinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Managing Partner of Turf Associates, General Partner of Southern Turf, Limited, the within named bargainor, a Tennessee limited partnership, and that he as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Turf Associates by himself as Managing Partner, on behalf of Southern Turf, Limited.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of July, 1991.

Margaret M. Pritchett
NOTARY PUBLIC

My Commission Expires: 11-21-92

W2:CMC2245
AWT004-035

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 53 on the Original Plan of Nashville, not of record.

Beginning at the southeast corner of Fourth Avenue, North, formerly Cherry Street, and Bank Alley; running thence eastwardly with the southerly margin of said alley 175 feet, more or less, to Printers Alley; thence southerly with the westerly line of Printers Alley 25 feet to the north margin of the property owned by Edward Henry Hyems; thence with Hyems northerly line, westwardly 175 feet, more or less, to the easterly margin of Fourth Avenue, North; thence northerly along the easterly margin of said Avenue 25 feet to the beginning.

Being the same property conveyed to Southern Turf, Limited, a Tennessee limited partnership by Quitclaim Deed from STG Associates, a general partnership comprised of E. Wayne Tomlinson, James C. Glascock, Jr. and Storey, Tomlinson & Company, a Tennessee corporation, of record in Book 6084, page 936, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

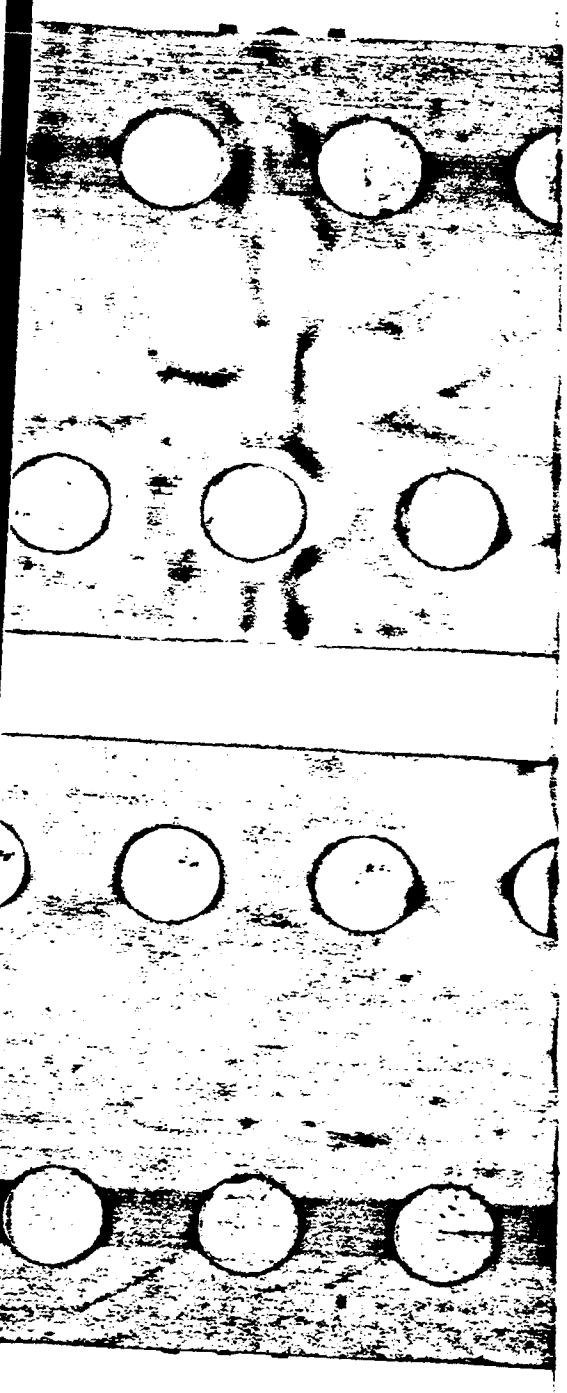
1. 1991 Metropolitan Government taxes--a lien but not yet due and payable (Field Book No. 5W 04020, Map 93-23, Parcel 160).

2. Tennessee Conservation Easement from Southern Turf, Ltd. to Historic Nashville, Inc., a Tennessee not-for-profit corporation, of record in Book 6206, page 117, in the Register's Office for Davidson County, Tennessee.

3. All matters shown on survey of Barge Waggoner Sumner & Cannon dated February 4, 1983, revised and updated July 3, 1991, under File No. 8245-05.

3742 07/03 0101 03CHECK 2344.00

[redacted]



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8391 PAGE 183

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 630000.00
CON TX 2331.00
PRFEE 1.00
WDEED 12.00
TOTAL 2344.00

CHECK 2344.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0335 0001 8742

28337

IDENTIFICATION

JUL 31 1 34 PM '91

No. 437799