This Instrument Was Prepared By:
Claiborne K. McLemore, III
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 8417 PAGE 222

Address New Owner(s):
Edward Warner
450 Kinhawk Drive
Nashville TN 37211

Send Tax Bills to:
Same

Person Responsible for paying taxes:
Same

Map: 93-14
Parcels: 3 and 4

Mortgagee:
The Rich Trust, et al.
P. O. Box 120427
Nash., TN 37212

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, (i) TERRY B. MARTIN, Trustee of the Rich Trust, under Will of Amy Rich, deceased, (ii) JEFFREY ALBERT KAY and TERRY B. MARTIN, Co-Trustees of the Trust under the Will of Celia Rich, deceased, (iii) JEFFREY ALBERT KAY and TERRY B. MARTIN, Co-Trustees of the Trust under the Will of Morice Rich, deceased and (iv) JEFFREY ALBERT KAY and TERRY B. MARTIN, Co-Trustees of the Trust under the Will of Carrie R. Rich, deceased (the "Grantors"), have this day bargained and sold and does hereby transfer and convey to EDWARD WARNER (the "Grantee"), his heirs, successors and assigns, forever, the following described land in Davidson County, Tennessee, to-wit:

> All that real property described on the attached Exhibit A which is hereby incorporated herein in its entirety

This is improved property known as 521 Eighth Avenue, South, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his heirs, successors and assigns, forever.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 3rd day of August, 1991.

THE RICH TRUST UNDER THE WILL
OF AMY RICH, DECEASED

By: Terry B. Martin
Terry B. Martin, Trustee

AUG 8 3 17 PM '91

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THE TRUST UNDER THE WILL OF
CELIA RICH, DECEASED

By: Jeffrey Albert Kay
Jeffrey Albert Kay,
Co-Trustee

By: Terry B. Martin
Terry B. Martin,
Co-Trustee

THE TRUST UNDER THE WILL OF
MORICE RICH, DECEASED

By: Jeffrey Albert Kay
Jeffrey Albert Kay,
Co-Trustee

By: Terry B. Martin
Terry B. Martin,
Co-Trustee

THE TRUST UNDER THE WILL OF
CARRIE R. RICH, DECEASED

By: Jeffrey Albert Kay
Jeffrey Albert Kay,
Co-Trustee

By: Terry B. Martin
Terry B. Martin,
Co-Trustee

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Terry B. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of the Rich Trust under the Will of Amy Rich, deceased, the within named bargainor, a trust, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by herself as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of August, 1991.

Vicki A. Fox
Notary Public

My Commission Expires: 11-10-91

STATE OF MARYLAND)
)
COUNTY OF MONTGOMERY)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jeffrey Albert Kay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Trustee of the Trust under the Will of Celia Rich, deceased, the within named bargainor, a trust, and that he as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as Co-Trustee.

Witness my hand and seal, at office in Montgomery Co., Maryland, this 3RD day of AUGUST, 1991.

NOTARY PUBLIC MARYLAND

C J K

Notary Public

My Commission Expires: June 30, 1992

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Terry B. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Co-Trustee of the Trust under the Will of Celia Rich, deceased, the within named bargainor, a trust, and that she as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by herself as Co-Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of August, 1991.

Vicki A. Jones

Notary Public

My Commission Expires: 11-10-91

STATE OF Maryland)
)
COUNTY OF Montgomery)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jeffrey Albert Kay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Trustee of the Trust under the Will of Morice Rich, deceased, the within named bargainor, a trust, and that he as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as Co-Trustee.

Witness my hand and seal, at office in Montgomery Co Maryland, this 31 day of August, 1991.

Notary Public

My Commission Expires: June 30, 1992

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Terry B. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Co-Trustee of the Trust under the Will of Morice Rich, deceased, the within named bargainor, a trust, and that she as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by herself as Co-Trustee.

Witness my hand and seal, at office in Nashville Tennessee, this 8th day of August, 1991.

Notary Public

My Commission Expires: 11-10-91

STATE OF Maryland)
)
COUNTY OF Montgomery)

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Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jeffrey Albert Kay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Trustee of the Trust under the Will of Carrie R. Rich, deceased, the within named bargainor, a trust, and that he as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as Co-Trustee.

Witness my hand and seal, at office in Montgomery Co., Maryland, this 3rd day of August, 1991.

Notary Public

My Commission Expires: June 30, 1992

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Terry B. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Co-Trustee of the Trust under the Will of Carrie R. Rich, deceased, the within named bargainor, a trust, and that she as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by herself as Co-Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of August, 1991.

Vicki A. Jones
Notary Public

My Commission Expires: 11-10-91

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of August, 1991.

Vicki A. Jones
Notary Public

My Commission Expires: 11-10-91

2:CKM0719911.vj

Exhibit A

Tract I:

Land in Davidson County, Tennessee, being all of Lots 1, 2, 3, and part of Lot 4 in the Preston Hay Home Plan as per plan in Minute Book "B" of the Chancery Court of Davidson County, Tennessee, page 60. Said property being more specifically described as follows:

BEGINNING at a point 44 feet south of the southwest corner of Spruce Street and Hay; thence westerly along the south margin of a lot known as the Haggarty property 155 feet, more or less, to an alley; thence in a southerly direction with said alley to the right-of-way of the N.C. & St. L. Railway; thence a southeastern direction along the margin of said Railway's right-of-way to a stone; thence in a northeastern direction about forty feet to a stone in the dividing line separating Lot #3 and Lot #4, and 10 feet from the southern margin of Lot #3; thence in an eastern direction along the south margin of Lot #3 and 10 feet therefrom 139 feet to Spruce Street; thence in a northern direction along the margin of Spruce Street 108 feet, more or less, to the beginning.

Tract II:

Land in Davidson County, Tennessee, being part of the Preston Hay Home Place, a plan of which is of record in Minute Book "B" Page 60, Chancery Court at Nashville, described as follows:

BEGINNING at the southwest corner of Eighth Avenue, South, formerly the Frankling Pike or Spruce Street, and Hay Street; thence with the westerly margin of said Avenue, southerly 46 feet, more or less, to what was formerly George Moore's northeast corner; thence with his northerly line, westerly 152 feet, more or less, to the easterly margin of an alley; thence with said alley, northerly 46 feet, more or less, to the southerly margin of Hay Street; thence with the southerly margin of said street, easterly 148 feet, more or less, to the beginning.

Tract III:

Land in Davidson County, Tennessee, situated in the Preston Hay Plan in the City of Nashville, near the intersection of Eighth Ave. South with The Nashville, Chattanooga & St. Louis Railway, more particularly described as follows:

BEGINNING at the southwest corner of the mill building now owned by Fletcher and Wilson Coffee Company, said point of beginning being east of and distant 26 feet from the center line of the original main track of the Nashville and Chattanooga Railroad, if measured at right angles thereto; thence in a southeasterly direction, with a line parallel to and distant at all points 26 feet from the center line, a distance of 25 feet, more or less, to a point in the westerly margin of an alley, said marginal line being the easterly boundary line of Lot No. 9 in the Preston Hay Plan; thence in a northerly direction, with said alley line, a distance of 47 feet, more or less, to a point in the wall of said mill building; thence in a southwesterly direction, along the wall of said mill building and in a direction at right angles to the center line of said railroad track, a distance of 38.3 feet to the point of beginning, the same being that part of Lot No. 9 in the Preston Hay Plan bounded by the mill building, by an alley and by The Nashville, Chattanooga & St. Louis Railway right-of-way line 26 feet from the center of the main track.

Tract IV:

Land in Davidson County beginning at a railroad spike in the south margin of Alley 120, which point is north 80° 44' west 140.15 feet from the intersection of the south line of Alley 120 and the west line of 8th Avenue, South; thence with the east line of the alley proposed to be closed (which runs from Alley 120 to the N C and St. L Railroad right-of-way) south 9° 16' west 190.99 feet to a point at said right of way; thence along the north line of said right-of-way north 47° 40' west 14.32 feet to a point; thence north 9° 16' east 47 feet to a point; thence northerly with the east line of brick building 5.49 feet to a point; thence south 80° 44' east to a point on said line which is 4 feet in a westerly direction from the east line of said alley to be closed; thence north 9° 16' east and parallel with said east line 125.2 feet to the south line of Alley 120; thence with the south line of said Alley 120 south 80° 44' east 4 feet to the point of beginning.

INCLUDED in the above-described Tracts, but EXCLUDED from this conveyance is the following described parcel conveyed to Perry Dale, Sr. and wife, Alberta G. Dale, by deed of record in Book 3818, page 587, Register's Office for Davidson County, Tennessee:

> Land in Davidson County beginning at a point in the south margin of Alley 120, which point is north 80 degrees 40' west 152.15 feet from the intersection of the south line of Alley 120 and the west line of 8th Avenue, South; thence with the west line of the alley proposed to be closed (which runs from Alley 120 to the N C & St. L. Railroad right-of-way) south 9 degrees 16' west 125.2 feet to a point; thence south 80 degrees 44' east to a point on said line which is 4 feet in a westerly direction from the east line of said alley to be closed; thence north 9 degrees 16' east and parallel with said east line 125.2 feet to the south line of Alley 120; thence north 80 degrees 44' west 8 feet to the point of beginning.

The above-described tracts are subject to: [illegible] 762.00

1. 1991 taxes, which are being prorated and assumed by the Grantee.

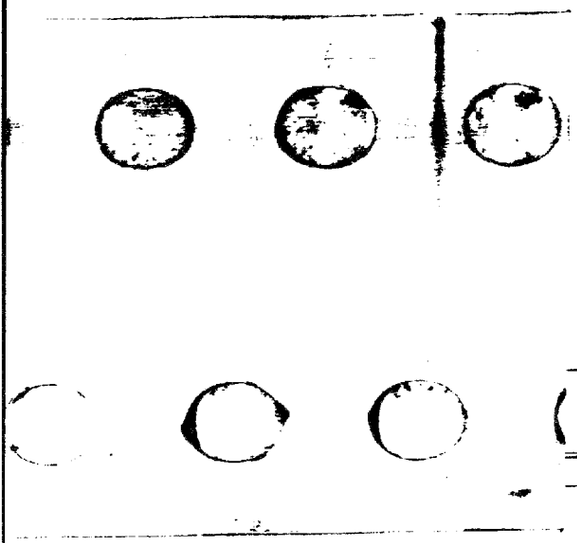
2. Such matters as may appear on the plan of Preston Hay Home Plan, as of record in Minute Book "B", in the Chancery Court of Davidson County, Tennessee, page 60.

3. Easement of record in Book 4090, page 171, Book 3984, page 956 and Book 3984, page 982, all in the Register's Office for Davidson County, Tennessee.

4. A private alley, as created by instrument of record in Book 513, page 316, Register's Office for Davidson County, Tennessee.

5. The possible encroachment of the railroad company owning the railroad line adjacent to the above described property.

All of the above described tracts being the same as conveyed to the Grantors by deed of record in Book 8373, page 173, Register's Office for Davidson County, Tennessee.



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 TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT
				200000.00
				CON TX 740.00
				PRFEE 1.00
				WDEED 21.00
				TOTAL 762.00
				CHECK 762.00
			08/08/91 01	15:18 0001 2227

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37941

IDENTIFICATION REFERENCE

AUG 8 3 17 PM '91

No. 448794