Box 14

THIS INSTRUMENT PREPARED BY:

BOOK 8543 PAGE 772

DENNEY, LACKEY & CHERNAU
Third National Financial Center
424 Church Street, Suite 1350
Nashville, Tennessee 37219

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NOS.

Lee Greenwood
1311 Elm Hill Pike
Nashville, TN 37210

Same

104-4-151
(10W05445)

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $779,637.88.

Affiant

Subscribed and sworn to before me this 29th day of January, 1992.

Notary Public

My commission expires: 7/24/93

6123

IDENTIFICATION REFERENCE

FEB 5 11 37 AM '92

**SPECIAL WARRANTY DEED**

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Music Square East, a Tennessee limited partnership composed of Vintage Properties as General Partner and Vintage Properties as Substitute Limited Partner**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lee Greenwood**, hereinafter called the Grantee, his 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 Lots 7 and 8 in the Subdivision of Lot 16 in the O.B. Hays Plan of large lots of record in Book 161, page 86, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the west side of Sixteenth Avenue South (formerly Belmont Avenue) and runs back between parallel lines with the north margin of Edgehill Avenue (formerly Jackson Street) 152.4 feet to an alley and is 152.1 feet deep on the north line.

Said Lot No. 8 fronts 50 feet on the west side of Sixteenth Avenue South (formerly Belmont Avenue) and runs back between parallel lines 152 feet, more or less, to an alley.

Being the same property conveyed to Music Square East, a Tennessee limited partnership by deed from J. D. Crutchfield and William J. Gregg, d/b/a Vintage Properties, a partnership as of record in Book 6267, page 224, said Register's Office and further conveyed to Fidelity Partners, a Tennessee corporation by Quitclaim Deed of record in Book 8327, page 932, said Register's Office. Said property was further conveyed to Music Square East, a Tennessee limited partnership by Quitclaim Deed of record in Book 8469, page 617, said Register's Office.

As part of the above consideration, Grantee assumes and agrees to pay the unpaid balance owing on a certain Note dated October 31,

1986 executed by Music Square East, a Tennessee limited partnership to Fidelity Federal Savings and Loan Association of Tennessee in the original principal amount of $800,000.00 , as secured by a Deed of Trust (among other security instruments of record) of record in Book 7026, Page 558, Register's Office for Davidson County, Tennessee. The terms of said assumption being set out in an Assumption Agreement dated January 29, 1992 by and among Music Square East, Lee Greenwood and Fidelity Federal Bank.

This property is conveyed further subject to the rights of parties in possession, those matters which would be disclosed by a visual inspection of the property or a current survey, taxes for the current and subsequent years, and any easements, encumberances or restrictions as may appear of record.

This is improved property known as 1111 Sixteenth Avenue South, Nashville, Tennessee 37212.

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, his heirs and assigns, forever; and the undersigned Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth on Exhibit A attached hereto; and the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under the said Grantor. 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.

IN WITNESS WHEREOF, this instrument has been executed this 29th day of January, 1992.

Music Square East, a Tennessee limited partnership composed of Vintage Properties as General Partner and Vintage Properties as Substitute Limited Partner

By: Vintage Properties, a Sole Proprietorship, General Partner

By: _____
Jerry D. Crutchfield, Sole Proprietor

This deed prepared upon information provided by the parties and the preparer cannot assure the accuracy of the information reflected herein nor the validity of any previous conveyance of the property.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, John T. Cook, Notary Public, Jerry D. Crutchfield, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Proprietor of Vintage Properties 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 27th day of January, 1992.

John T. Cook
Notary Public

My commission expires: 7/24/93

GREENWOOD.WD
F9100-215

EXHIBIT A

This conveyance is expressly subject to the following:

1. Taxes for the year 1992 and subsequent years, the same having been assumed by the Grantee without proration.

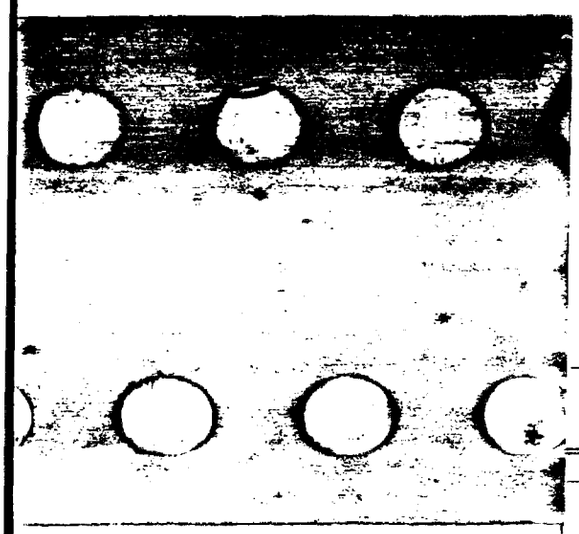
2. All matters as may be disclosed by a current, comprehensive and accurate survey or visual inspection of the premises conveyed.

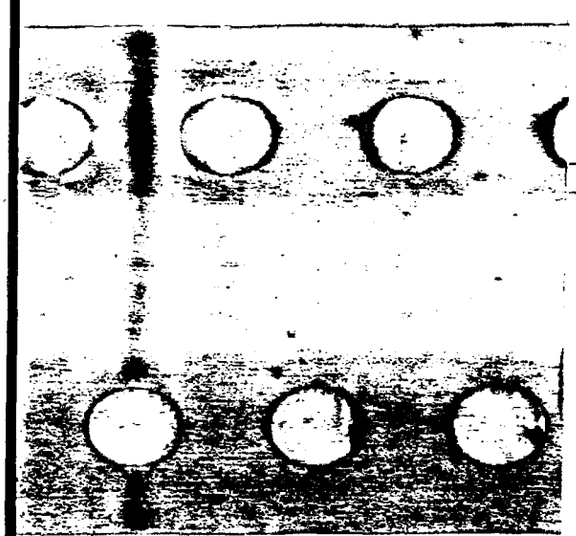
3. All matters as disclosed on the plan of record in Book 161, page 86, Register's Office for Davidson County, Tennessee.

4. Deed of Trust dated October 31, 1986 as of record in Book 7026, page 558, said Register's Office; General Assignment of Present and Future Rents and Leases dated October 31, 1986 as of record in Book 7026, page 565, said Register's Office; Financing Statements as of record in the Register's Office for Davidson County, Tennessee in Book 7026, page 567 and in the Office of the Secretary of State for the State of Tennessee under Financing Statement Number 379620, all of which secure the indebtedness assumed by the Grantee as set forth in the Deed to which this exhibit is attached.

5. Rights or claims of parties in possession.

8527 02/05 0101 0 CHECK 2897.52





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

RECEIVED OF _____

FOR _____

BOOK 8543 PAGE 776

| | | |
|---|---|---|
| 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 779637.88
CON TX 2884.52
PRFEE 1.00
WDEED 12.00
TOTAL 2897.52
CHECK 2897.52

02/05/92 01 10:37 0001 8527

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81823

IDENTIFICATION REFERENCE

FEB 5 10 37 AM '92

DAVIDSON COUNTY, TN

No. 499140