TO: Basin Alley Associates Limited Partnership
a Tennessee limited partnership

FROM: Ansel L. Davis, Trustee
Nashville, Davidson County,
Tennessee

THIS INSTRUMENT PREPARED BY:

Ansel L. Davis, P.C.
2000 Dominion Tower
150 Fourth Avenue North
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP/PARCEL NO.
Basin Alley Associates Limited Partnership 105 Broadway Nashville, TN 37201	Same	93-6-2-101

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $750,000.00

Subscribed and sworn to before me, this 9TH day of JULY, 1993.

Ronald L. Williams
Affiant

James E. Cole
Notary Public

My Commission Expires:
5-24-97

FOR AND IN CONSIDERATION of the sum of Seven Hundred Fifty Thousand and No/100 Dollars ($750,000.00) and other good and valuable consideration, cash in hand paid by Basin Alley Associates Limited Partnership, a Tennessee limited partnership (the "Grantee" herein), the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Ansel L. Davis, Trustee, (the "Grantor"), with full power to transfer, assign, convey, mortgage, encumber, or otherwise deal with the real estate described hereafter without the joinder of any beneficiary, has bargained and sold and by these presents does hereby transfer, sell, assign, set over unto and convey unto the said Grantee its successors and assigns forever, an interest in land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 12th Ward of the City of Nashville, on the southerly side of Broad Street next west of the alley lying between First and Second Avenue, said avenue formerly known as Front and Market Street respectively:

Beginning at the southeast corner of Broad Street and Basin Alley, running thence with said easterly margin of said Basin Alley southerly 150 feet to the northerly margin of New Cross Alley; thence with the northerly margin of said New Cross Alley easterly 50 feet and thence parallel with the first line northerly 150 feet to the southerly margin of Broad Street; thence with the southerly margin of Broad Street 50 feet to point of beginning, and being composed of parts of Lot Nos. 1 and 4 on the Plan of the "Upper Ferry" property as found in Book "R", pages 420 and 421, said Register's Office.

Being the same property conveyed to the Grantor herein with full power of sale by Warranty Deed from E.K. Hardison,Jr. and

Louise Hardison McCoy, of record in Book 6627, Page 351, Registrar's Office for Davidson County, Tennessee.

Grantor does hereby further transfer, sell, assign and set over unto Grantee any and all appurtenances related thereto.

This conveyance is given subject to:

1. Easement given to Metropolitan Government of Nashville, Davidson County, Tennessee for sanitary sewer service line of record in Book 4940, Page 747 of the Registrars's Office for Davidson County, Tennessee.

2. 1993 taxes, which have been prorated as of the date hereof, by agreement of the Grantor and Grantee.

3. The easements, liens, restrictions and other matters of record.

TO HAVE AND TO HOLD the said property and the appurtenances, estate, title and interest thereto belonging unto the said Grantee, it's successors and assigns, forever.

Grantor, as Trustee, does hereby covenant, promise and agree, to and with said Grantee, it's successors and assigns, that the Grantor, as Trustee, is lawfully seized and possessed of an absolute and indefeasible estate in fee simple, of and in all and singular the above granted and described real estate, as aforesaid, with the hereditaments and appurtenances thereunto appertaining; that the Grantor, as Trustee, has a good right to convey the same; that the same are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments, liens and encumbrances , of whatever nature and kind, except as set forth above, and that as Trustee, he will WARRANT and FOREVER DEFEND the title to the same unto the Grantee, it's successors and assigns, against the lawful claims of all persons whomsoever, forever.

WITNESS the Grantor's signature on this the 9th day of July, 1993.

Ansel L. Davis, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jamie E Cole, of the state and county mentioned, personally appeared Ansel L. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Ansel L. Davis, Trustee, the within named bargainor, and that he as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing his name as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 9th day of July, 1993.

Jamie E Cole
Notary Public

My Commission expires:

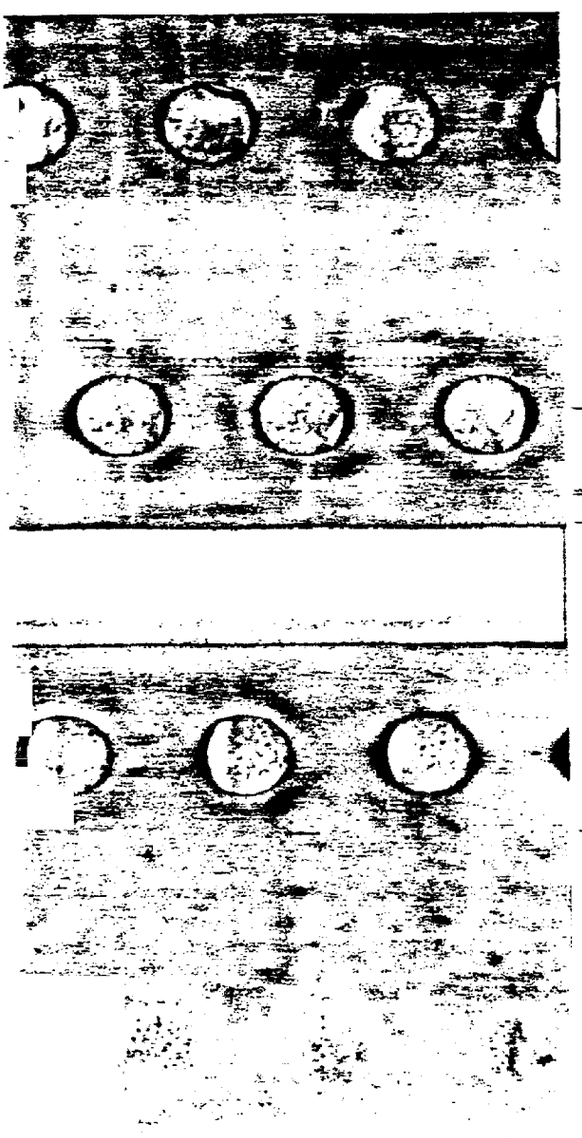
5-24-97

93 JUL -9 PM 3:50
DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE
PICK-UP

39761

2452 09/09/93 01:01 DOCHECK 2784.00



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

RECEIVED OF _____

FOR _____

BOOK 9010 PAGE 854

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	750000.00
			CON TX	2775.00
			PRFEE	1.00
			MDEED	8.00
			TOTAL	2784.00
			CHECK	2784.00
		07/09/93	01	15:54 0001 2452

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39761
IDENTIF. ▲ REFERENCE

93 JUL -9 PM 3:

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 672888