07907

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
Laurence M. Papel
MANIER, HEROD, HOLLABAUGH & SMITH
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219

93 NOV 19 PM 3:33

REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

New Owner:	**Tax Bills To:**	**Map/Parcel No:**
Bacar Holdings, Inc.	Same	Map 105-02-0, P265
P. O. Box 40068		Map 105-02-0, P266
Nashville, TN 37204		Map 105-02-0, P276
		Map 105-02-0, P280
		Map 105-02-0, P281

WARRANTY DEED

BOOK 9158 PAGE 548

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety Six Thousand Dollars ($395,000) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Buchanan Realty Company, a Tennessee corporation ("Grantor"), has bargained and sold, and does hereby bargain, sell, transfer, convey, and confirm unto Bacar Holdings, Inc., a Tennessee corporation ("Grantee" herein), its successors and assigns, a certain tract or parcels of land in Davidson County, State of Tennessee, more particularly described in **Exhibit A**, attached hereto and made a part hereof by reference.

The legal description and state of the title have been furnished to the draftsman from the record. The draftsman assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deeds conveying this property to Grantor.

This is improved property known as 912 Eighth Avenue South, Nashville, Davidson County, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its successors and assigns. GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for:

1. Taxes for 1993: A lien, but not yet due and payable.

2. Restrictions and Easements as contained in Book 4220, page 723 and Book 4598, page 321 (as to Lots 24 and 25).

3. Easement for Water Mains and Appurtenances, as set forth in instrument recorded in Book 4484, page 228 and Book 4484, page 231 (as to Lots 19 and 20).

4. Easement to State of Tennessee, as set forth in instrument recorded in Book 4548, page 142 (as to Lots 19, 20, 21, 22 and 23).

5. Easement to The Nashville Housing Authority, as set forth in instrument recorded in Book 4449, page 920 (as to lots 19, 20, 21, 22 and 23).

6. Terms and provisions of Lease from BuSum Realty Company to E. E. Rivers, d/b/a/ Rivers Advertising Company dated 3/5/72 and recorded in Book 4484, page 228 and Book 4484, page 231 (as to lots 19 and 20).

GRANTOR does further covenant and bind itself, its assigns, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its, successors, and assigns, against the lawful claims of all persons.

Whenever 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, the GRANTOR has hereunto set its hand as of this 17TH day of November, 1993.

Buchanan Realty Company, a Tennessee corporation

By: George S. Buchanan PRESIDENT
George S. Buchanan, Jr.,
President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public for the State and County aforesaid, George S. Buchanan, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of Buchanan Realty Company the within named bargainor, a corporation, and he as such President, being authorized so to do, executed the foregoing Instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand at office in Nashville, Tennessee, this 17th day of November, 1993.

Notary Public

My Commission Expires:
5/28/95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $395,000.

Affiant

Sworn to and subscribed before me
this 17th day of November 1993.

Notary Public

My Commission Expires:
5/28/95

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Tract #1 Map 105-2-265,266

Beginning at a point an iron pin in the east R.O.W. of 8th Ave. south, 300 feet south of the south R.O.W. of Bass Street; thence N 87° 59′ 07" E 159.53 feet to a point being an iron pin in the R.O.W. of alley #402; thence with the alley R.O.W. S 01° 34′ 26" E 100 feet to an iron pin; thence S 87° 59′ 07" W to an iron pin in the east R.O.W. of 8th Ave. south; thence N 01° 53" 00" W 100 feet to a point being an iron pin and being the beginning of Tract #1 containing 15,925.6 square feet or 0.366 acres. The Tract also contains a brick one story office building.

Being a portion of the same property conveyed to Buchanan Realty Company, f/k/a/ BuSum Realty Company by a Deed of Record in Book 1975, page 345, Register's Office for Davidson County, Tennessee and all of the property conveyed by a Deed of Record in Book 4560, page 312, said Register's Office.

Tract #2 Map 105-2-280,281 Beginning at an iron pin in the east side of alley #402, being 15 feet east of the northeast corner of Tract #1, previously described; thence N 87° 59′ 07" E - 109.12 feet to an iron pin in the west R.O.W. of I-65; thence with the R.O.W. of I-65, S 19 01′ 36" E - 20.59 feet to a R.O.W. monument; thence S 11 36′ 36" E - 81.44 feet to an iron pin; thence S 87° 59′ 07" W 129.49 feet to a iron pin in the east R.O.W. of alley #402; thence N 01 34′ 26" W - 100.0 feet to an iron pin, the point of beginning containing 12,038.3 square feet or 0.276 ± Acres.

Being a portion of the same property conveyed to Buchanan Company, f/k/a BuSum Realty Company, by Deed of Record in Book 4598, page 321, Register's Office for Davidson County, Tennessee.

Tract #4 Map 105-2 Parcel #276

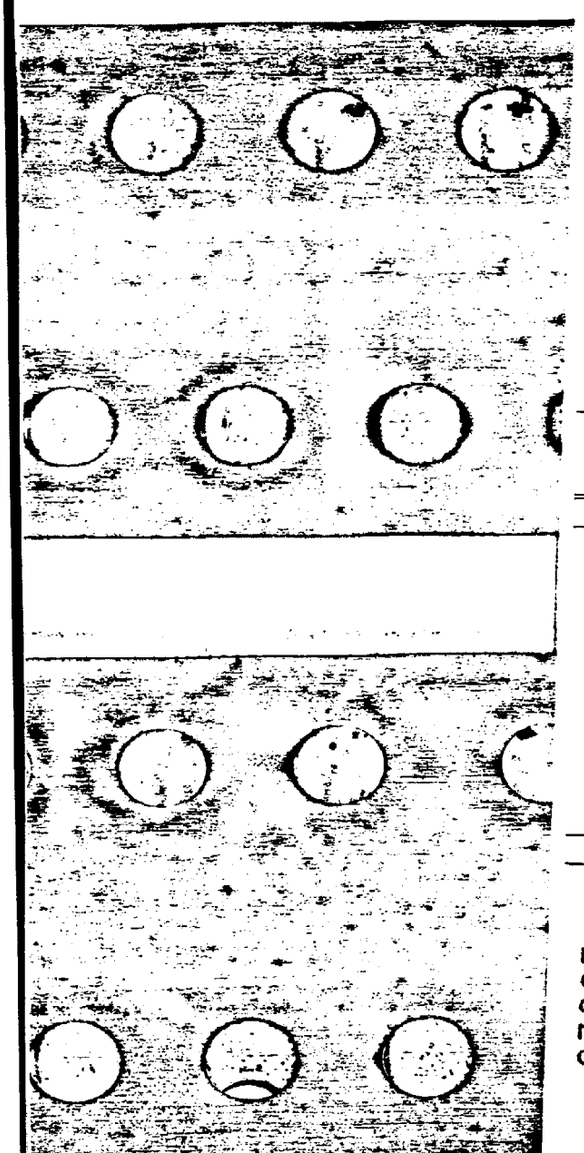
Beginning at a point in the east R.O.W. of alley #402 and being the southwest corner of Tract #3 previously described; thence N 87 degrees 59′ 09" E - 156.0 feet to a point in the west R.O.W. of I-65 after passing through a building located on the rear of Lots 21 and 22 also being Parcels #277 and 278; Thence S 11 degrees 36′ 36" E - 59.72 feet to a state R.O.W. monument; thence S 01 degree 42′ 36" E - 41.11 feet to an iron pin; thence S 87 degrees 59′ 07" W - 166.51 feet to a point in the east R.O.W. of alley #402; Thence N 1 degree 34′ 26" W - 100 feet to the point of beginning containing 16,336 square feet or 0.38 plus or minus Acres.

Being a portion of the same property conveyed to Buchanan Realty Company, f/k/a BuSum Realty Company, by Deed of Record in Book 1975, page 345, Register's Office for Davidson County, Tennessee.

BuSum Realty Company changed its name to Buchanan Realty Company by Deed of Record in Book 3027, page 17, Register's Office for Davidson County, Tennessee.

0734 11/19 0101 03CHECK 1488.50
1478.50

EXHIBIT A



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

RECEIVED OF _____

FOR _____

BOOK 9158 PAGE 552

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	395000.00
			CON TX	1461.50
			PRFEE	1.00
			WDEED	20.00
			~~TOTAL~~	~~1482.50~~
			~~CHECK~~	~~1482.50~~
11/19/93	01		15:33 0001	0734

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87907
IDENTIFYING REFERENCE

93 NOV 19 PM 3:33
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

CONT 4.00-

~~TOTAL 4.00-~~
~~CHECK 4.00-~~

11/19/93 01 15:42 0001 0740

TOTAL $ 1478.50

CONT

VOID
WDEED 20.00-
WDEED ~~20.00~~
4.00-

No. 724482