File 12081
File Box 38 (First Title & Escrow Co., Inc.)

This Instrument Was Prepared By:
Gerald G. Patterson, Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

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Address New Owner(s):
Mr. Edwin G. Kirkland
9565 Normandy Lane
Brentwood, TN 37027

Send Tax Bills to
New Owner

Map: 93-14
Parcels: 121 & 122

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, 8TH AVENUE SOUTH PARTNERSHIP, a Tennessee general partnership, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to EDWIN G. KIRKLAND, a married person (the "Grantee"), its successors and assigns, certain land lying in Davidson County, Tennessee, as described on Exhibit "A" attached hereto, subject to the exceptions listed thereon.

This is unimproved property known as 705 8th 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 its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its 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, Grantor has executed this instrument on this 16th day of December, 1993.

8TH AVENUE SOUTH PARTNERSHIP, a Tennessee general partnership

By: Joseph W. Johnson
Joseph W. Johnson,
General Partner

By: Richard G. Courtney
Richard G. Courtney,
General Partner

By: Sally L. Collier
Sally L. Collier,
General Partner

By: Stephen S. Elliott
Stephen S. Elliott,
General Partner

93 DEC 23 AM 11:15
REGISTER
DAVIDSON COUNTY, TN.

MAP/PARCEL REFERENCE

By: Thomas C. Schaeffer
Thomas C. Schaeffer,
General Partner

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joseph W. Johnson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be general partner of 8th Avenue South Partnership, the within named bargainor, a Tennessee general partnership, and that he as such general partner, being authorized so to to, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as general partner.

Witness my hand and seal, at office in Brentwood, Tennessee, this 16th day of December, 1993.

Notary Public

My Commission Expires: March 25, 1995

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard G. Courtney with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be general partner of 8th Avenue South Partnership, the within named bargainor, a Tennessee general partnership, and that he as such general partner, being authorized so to to, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as general partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 16th day of December, 1993.

Notary Public

My Commission Expires: March 25, 1995

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sally L. Collier with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be general partner of 8th Avenue South Partnership, the within named bargainor, a Tennessee general partnership, and that she as such general partner, being authorized so to to, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by herself as general partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 16th day of December, 1993.

Notary Public

My Commission Expires: March 25, 1995

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Stephen S. Elliott with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be general partner of 8th Avenue South Partnership, the within named bargainor, a Tennessee general partnership, and that he as such general partner, being authorized so to to, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as general partner.

Witness my hand and seal, at office in Brentwood, Tennessee, this 16th day of December, 1993.

Notary Public

My Commission Expires: March 25, 1995

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas C. Schaeffer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be general partner of 8th Avenue South Partnership, the within named bargainor, a Tennessee general partnership, and that he as such general partner, being authorized so to to, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as general partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 16th day of December, 1993.

Notary Public

My Commission Expires: March 25, 1995

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $92,500.00.

Affiant

Subscribed and sworn to before me,
this 16th day of December, 1993.

Notary Public

My Commission Expires: March 25, 1995

TRACT I: A tract or parcel of land, situated in Davidson County, Tennessee, and bounded and described as follows:

Beginning at a point in the westerly margin of 8th Avenue South at the southeast corner of the property conveyed to Phil Cohen and I. R. Schulman, by deed of record in Book 4235, page 341, Register's Office for said County; thence with the margin of 8th Avenue South, southerly 60 feet 6 inches more or less, to a point; thence leaving said Avenue, westerly 120 feet, more or less, to a point in the easterly margin of an alley; thence with the margin of said alley; northerly 60 feet 6 inches, more or less to the southwest corner of the property conveyed to Phil Cohen and I. R. Schulman above referred to; thence with their southerly line, easterly 20 feet, more or less, to the point of beginning, including but specifically excluding a strip off the front of said property used to widen 8th Avenue South.

TRACT II: Being a lot in South Nashville situated on the southwest corner of 8th Avenue South and Division Street, and described as follows:

Beginning at the southwest corner of said 8th Avenue South and Division Street; running thence southwardly with the westerly margin of said Avenue 60 feet, more or less, to the northeast corner of lot formerly owned by P. Blunkall; thence westwardly and with Blunkall's northerly line 120 feet more or less, to the easterly margin of an alley; thence with the easterly margin of said alley northwardly 55 feet more or less, to the southerly margin of Division Street, thence with the southerly margin of said street eastwardly 120 feet, more or less, to the beginning, including and excluding a strip off the front of said property used to widen 8th Avenue South.

Being the same property conveyed to 8th Avenue South Partnership by deed from First American National Bank of record in Book 7915, page 424, said Register's Office.

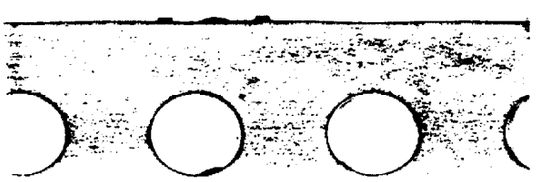
Exceptions

1. State and County taxes for the year 1993, a lien now due and payable.

2. Supplemental assessments for any improvements completed after January 1 of any year in which such improvements are completed, together with any taxes assessed by correction pursuant to the provisions of T.C.A. Section 67-5-603.

Exhibit "A"

8019 12/23 0101 03CHECK 363.25



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 92500.00
				CON TX 342.25
				PRFEE 1.00
				WDEED 20.00
				TOTAL 363.25
				CHECK 363.25
12/23/93	01			11:16 0001 8019

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00410
IDENTIF. & REFERENCE

93 DEC 23 AM 11:15
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 737978