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FILE BOX 57

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $837,500.00.

George H. Cowell
Affiant

Subscribed and sworn to before me this 11th day of February, 1994.

Notary Public

My commission expires:

My Commission Expires JAN 25 1997

17239

IDENTIF. & REFERENCE

FEB 11 PM 3:56

REGISTER

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
C & F Partners c/o Jerry Free 50 Lindsley Avenue Nashville, TN 37210	Same	Map 93-6-2 Parcels 67 and 68

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas C. Scott, Trustee**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **C & F Partners**, a Tennessee partnership (the "Grantee"), its

successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County,Tennessee, being parts of Lots Nos. 12 and 13 on the Plan of the Original Town of Nashville, not of record, as described as follows:

> Beginning on the easterly margin of Second Avenue, North, formerly Market Street, 239.3 feet southerly from the southeast corner of said Second Avenue, North and Church Street, said point also being the southwest corner of a part of Lot No. 12 conveyed to M. E. Derryberry by deed from Thomas Tobias and wife, of record in Book 454, page 627, Register's Office for said County; thence with the easterly margin of said Second Avenue, North, Southwardly 72' 10" to a point; thence eastwardly 210 feet to a point on the westerly margin of First Avenue, North, formerly Water or Front Street; thence with the westerly margin of said First Avenue, North northwardly 52' 6" to the southeast corner of said Derryberry property; thence with the southern boundary line of said Derryberry property, westwardly 106 feet to a point, northwardly 20 feet to a point and westwardly 104 feet, more or less, to the beginning.
>
> Being the same property conveyed Thomas C. Scott, Trustee by deed from Pine Tree Corporation of record in Book 6564, page 529, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 1994, a lien, but not yet due and payable.

2. Declaration of Reciprocal Easements of record in Book 5927 at page 130 and amended by Amendment to Declaration of Reciprocal Easements of record in Book 6717 at page 559, Register's Office for Davidson County, Tennessee.

This is improved property known as 164 - 168 Second Avenue North, Nashville, Tennessee.

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, its successors and assigns forever.

And the Grantor does further covenant and bind himself, his heirs, successors and assigns, to warrant and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under the Grantor but not further.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of February 11th, 1994.

Thomas C. Scott, Trustee as Trustee for RCM Interests and not individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Thomas C. Scott, Trustee,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

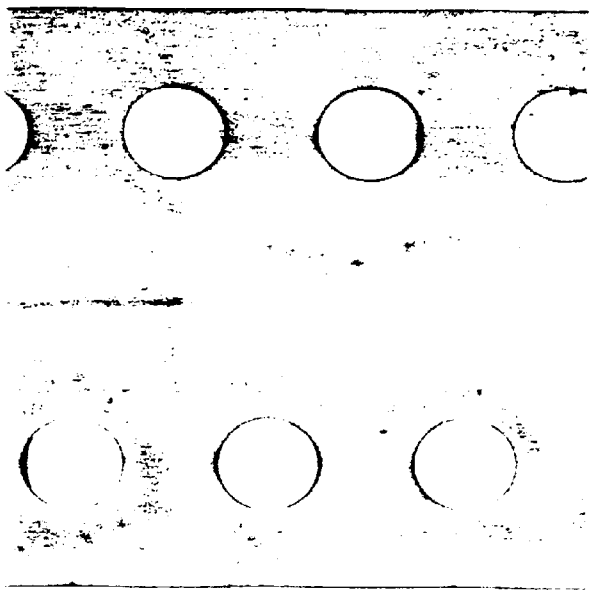
WITNESS my hand and official seal at office, on this the 11th day of February, 1994.

NOTARY PUBLIC

My Commission expires: My Commission Expires JAN 25 1997

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5027 02/11 0101 03CHECK 3111.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

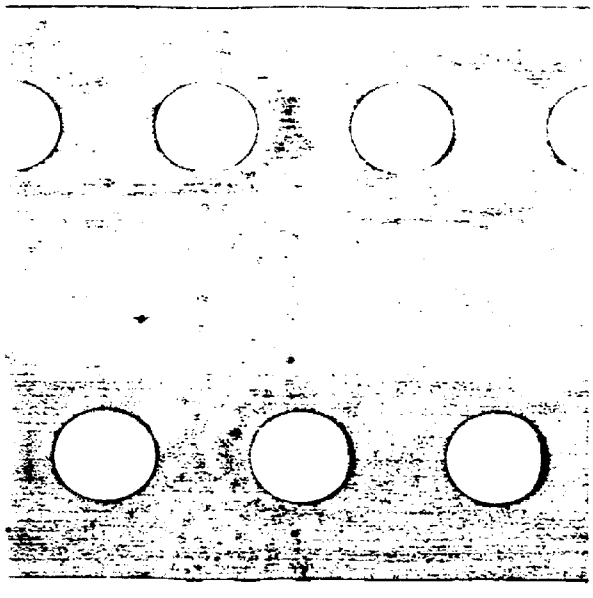
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
837500.00
CON TX 3098.75
PRFEE 1.00
WDEED 12.00
TOTAL 3111.75
CHECK 3111.75
02/11/94 01 15:56 0001 5027

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



17239

IDENTIF. & REFERENCE

94 FEB 11 PM 3:5

FELIX Z. WILSON, II
DAVIDSON CO. REGISTER

No.755965