STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 780,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 19 94

Notary Public

MY COMMISSION EXPIRES: May 17, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Jack Case Wilson, Attorney, 7100 Executive Center Dr., #150, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RMS Limited Partnership	C. Thomas Burton	104-6-344
(NAME)	(NAME)	
1516-1518 16th Avenue South	201 West Liberty St, Suite 300	104-8-412
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee	Reno, Nevada 89504	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John W. Massey and Susan P. Massey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RMS Limited Partnership, A Nevada Limited Partnership

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1

Being Lot 1 on the Plan of Jennings Property of record in Plat Book 5210, page 129, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Said lot No. 1 fronts 110.28 feet on the easterly margin of 16th Avenue South and runs between parallel lines 145 feet to an alley on which it measures 110.28 feet.

Tract 2

Being Lot 2 on the Plan of Jennings Property of record in Plat Book 5210, page 129, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Said Lot no. 2 fronts 64.72 feet on the easterly margin of 16th Avenue South and runs between parallel lines 145 feet to an alley on which it measures 64.72 feet.

Being the same property conveyed to John W. Massey and wife, Susan P. Massey, Nashvillle, Tennessee 37215 by deed of record in Book 8666 page 961 Register's Office for Davidson County, Tennessee.

The Plan of record in Book 5210, page 129, Register's Office for Davidson County, Tennessee, shows an Owner's certificate and a 30 foot minimum building setback line from 16th Avenue South.

unimproved ( )
This is improved (X) property, known as 1516-1518 16th Avenue South, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness our hand S this 17th day of June 19 94

John W. Massey By Raymond C. Smith atty-in-fact

Susan P. Massey By Raymond C. Smith atty-in-fact

BOOK 9387 PAGE 493

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Massey and Susan P. Massey

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 17th day of June, 19 94.

Commission expires May 16, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

On this, 17th day of June, 1994, personally appeared before me, Raymond C. Smith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of John W. Massey and Susan P. Massey and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 17th day of June, 1994

My commission expires 5/16/98

Notary Public

BOOK 9387 PAGE 494

WARRANTY DEED

FROM

John W. Massey and Susan P. Massey

TO

RMS Limited Partnership

RETURN TO:

Jack Case Wilson, Attorney
7100 Executive Center Dr., #150
Brentwood, TN 37027

64406

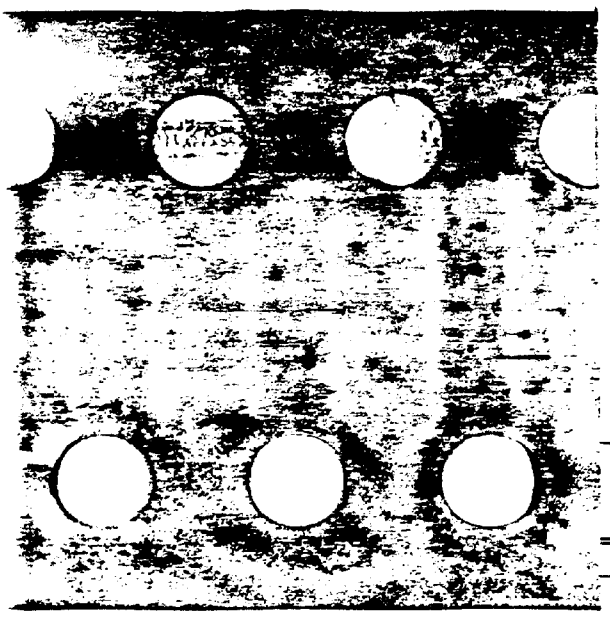
IDENTIF. & REFERENCE

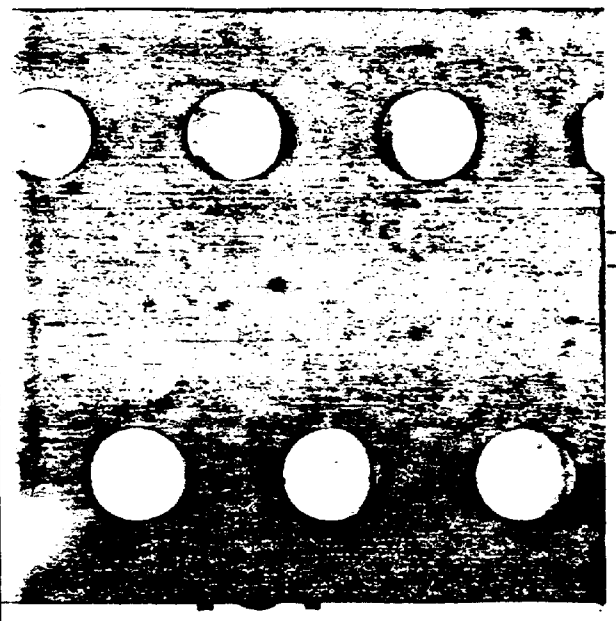
94 JUN 24 AM 9:44

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

9732 06/24 0101 03CHECK 2899.00

MAIL ENV.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9387 PAGE 495

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 780000.00
CON TX 2886.00
PRFEE 1.00
MTGFEE 12.00
TOTAL 2899.00
CHECK 2899.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/24/94 01 09:45 0001 9732

64406
IDENTIF. ↑ REFERENCE

94 JUN 24 AM 9:44

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 806436