64622

IDENTIF. & REFERENCE

This instrument prepared by:
Patricia A. Montgomery
Westlake & Marsden, P.C.
Third National Financial Center
424 Church Street, Suite 1400
Nashville, TN 37219

BOOK 9388 PAGE 70

94 JUN 24 PM 2:06

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

GENERAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
301 Associates, a Tennessee Joint Venture c/o Thomas W. Jacobs Baker Building, 7th Floor 110 21st Avenue South Nashville, TN 37203	Same	Map 93-14 Parcel 592

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Sworn to and subscribed before me
this 23rd day of June, 1994.

Notary Public

My Commission Expires: 9-21-96

JANIS G. LOMAN NOTARY PUBLIC DAVIDSON CO.

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 considerations, the receipt and sufficiency of which are hereby acknowledged, CARL E. TURNER and GLEN L. ROBERTS (hereinafter called "Grantors") have bargained and sold, and by these presents does transfer and convey unto 301 ASSOCIATES, a Tennessee Joint Venture (hereinafter called "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Lot No. 3 as shown on the plan of Nashville Union Rescue Mission, all as described more fully in Exhibit A attached hereto and incorporated herein by reference.
>
> Being a portion of the property conveyed by Nashville Union Mission to CARL E. TURNER and GLEN L. ROBERTS by Warranty Deed dated August 19, 1993 and of record in Book 9052, Page 815, Register's Office for Davidson County, Tennessee.

This property is transferred subject to the limitations, restrictions and encumbrances set forth as follows:

1. 1994 real property taxes.

2. All matters set forth on the Plat of the Nashville Union Rescue Mission of record in Book 7900, Page 582, said Register's Office, including all setback lines, easements, and limitations, as shown thereon.

3. Easement for sidewalk purposes in and to the subject property granted to the City of Nashville, of record in Book 2482, Page 187, said Register's Office.

This is unimproved property.

TO HAVE AND TO HOLD the tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever, and Grantors do covenant with the Grantee that they are lawfully seized and possessed of the property in fee simple, have a good right to convey it, and it is unencumbered, except as otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the property to the Grantee, its successors and assigns, against the lawful claims of all persons whomever.

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 hands this 9th day of June, 1994.

GRANTORS:

CARL E. TURNER

GLEN L. ROBERTS

ANNE TURNER and DONNA SUE ROBERTS, wives of Grantors, join in this conveyance for the sole purpose of conveying to said Grantee all their marital rights, title and interest in said property.

ANNE TURNER

DONNA SUE ROBERTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CARL E. TURNER, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of June, 1994.

Pamela E. Stockard
NOTARY PUBLIC

My Commission Expires: 8-7-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GLEN L. ROBERTS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of June, 1994.

Pamela E. Stockard
NOTARY PUBLIC

My Commission Expires: 8-7-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DONNA SUE ROBERTS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of June, 1994.

Pamela E. Stockard
NOTARY PUBLIC

My Commission Expires: 8-7-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANNE TURNER, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of June, 1994.

Pamela E. Stockard
NOTARY PUBLIC

My Commission Expires: 8-7-94

PAMELA E. STOCKARD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MONTGOME\1779.02\WARRANTY.301

SURVEYOR'S DESCRIPTION

Being a parcel of land in Nashville, First Civil District, Sixteenth Councilmanic District, Davidson County, Tennessee, located in the northwesterly quadrant of the intersection of Ewing Avenue and Middleton Street, being Lot No. 3 as shown on the plan of Nashville Union Rescue Mission as of record in Book 7900, Page 582, R.O.D.C. and being more particularly described as follows:

BEGINNING at a point in the northerly right-of-way line of Middleton Street, said point being the westerly terminus of a curve return to the westerly right-of-way line of Ewing Avenue;

THENCE, with said northerly right-of-way line S 84° 52' 33" W, 180.56 feet to a point;

THENCE, leaving said line with the easterly line of Lot No. 1, as shown on said plan N 05° 18' 39" W, 243.42 feet to a point;

THENCE, leaving said line with the southerly line of Lot No. 2, as shown on said plan and the southerly line of property conveyed to Margaret Pittman Bowers by deed of record in Book 2301, Page 587, R.O.D.C., N 85° 07' 31" E, 207.31 feet to a point in the westerly right-of-way line of Ewing Avenue;

THENCE, with said right-of-way line S 04° 52' 29" E, 217.63 feet to a point;

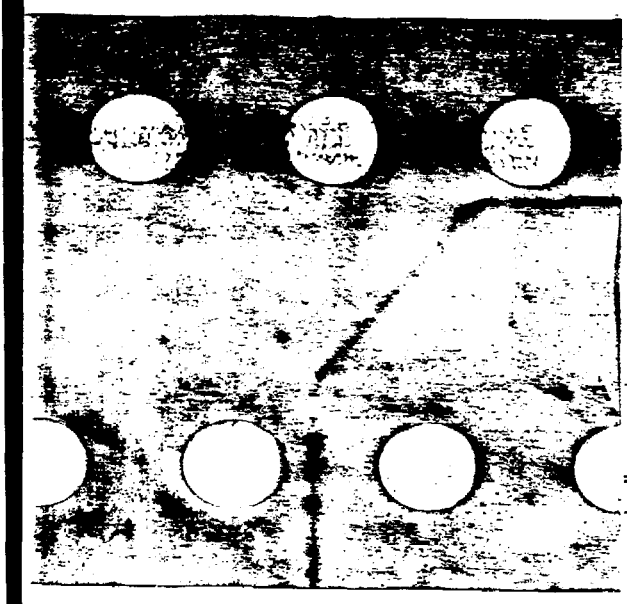
THENCE, continuing with said line with a curve to the right 39.16 feet to the point of beginning, said curve having a central angle of 89° 45' 03", a radius of 25.00 feet, a tangent of 24.89 feet and a chord of S 40° 00' 02" W, 35.28 feet.

Containing 50,012 square feet or 1.15 acres more or less.

Barge, Waggoner, Sumner and Cannon
File 13539-01
August 17, 1993

EXHIBIT A-1

9992 06/24 0101 03CHECK 761.00



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

RECEIVED OF _____

FOR _____

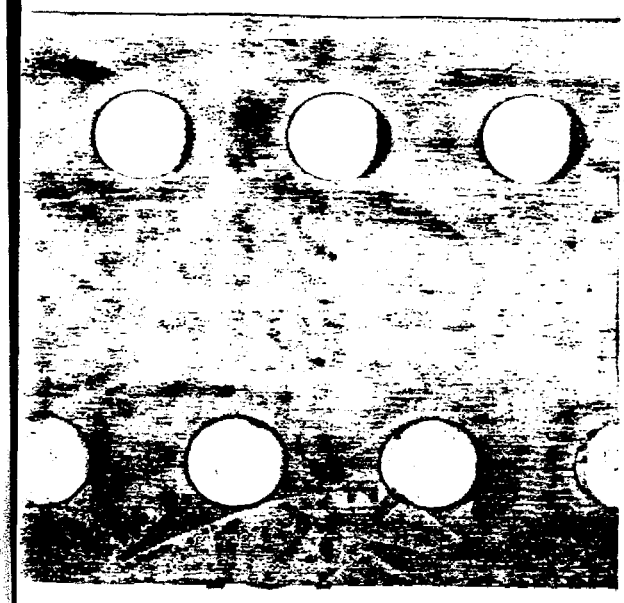
BOOK 9388 PAGE 75

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	
				200000.00
			CON TX	740.00
			PRFEE	1.00
			WDEED	20.00
			TOTAL	761.00
			CHECK	761.00
06/24/94	01		14:06 0001	9992



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64622
IDENTIF. ↑ REFERENCE

94 JUN 24 PM 2:06

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 806693