64653

IDENTIF. + REFERENCE

PICK-UP

This Instrument Was Prepared By:
BAKER, CAMPBELL & PARSONS
Attorneys At Law
303 Church Street
Nashville, Tennessee 37201

94 JUN 24 PM 3:40

FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.

Address New Owner And Send Tax Bills To:

Bill Hemrick
c/o Sterling Cards, Inc.
909 Hawkins Street
Nashville, Tennessee 37203

Map and Parcel No.:

Map 93-6-2, Parcel 79

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 9388 PAGE 132

The actual consideration or value, whichever is greater, for this transfer is $1,080,000.00.

Bill Hemrick
Affiant

Subscribed and sworn to before me, this the 24th day of June, 1994.

Kenneth L Carlton
Notary Public

My Commission Expires: May 25, 1996

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **Harvey W. McDonald** (hereinafter referred to as the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Bill Hemrick** (hereinafter referred to as the "Grantee"), in fee simple, certain improved real property known generally as The Hooper Building, 128-130 Second Avenue North, Nashville, Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (hereinafter referred to as the "Property"), to have and to hold the Property to the Grantee, his heirs, successors and

assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B which is attached hereto and made a part hereof by this reference.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; that the Grantor has not made, done, executed or suffered any act or thing whereby the Property or any part thereof now is or at any time hereafter shall or may be imperiled, charged or encumbered in any manner whatsoever, except as herein set forth; and the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same from, through or under the Grantor, but not otherwise.

Whenever in this instrument the terms Grantor and Grantee are used, such terms shall be construed to include said parties, their respective heirs, successors and assigns, and such terms, or pronouns therefor, shall be construed to include the masculine, feminine or neuter gender and the singular number shall include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 24th day of June, 1994.

H W McDonald

Harvey W. McDonald

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kenneth L. Campbell, a Notary Public in and for State and County aforesaid, Harvey W. McDonald, 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 seal this 24th day of June, 1994.

Kenneth L. Campbell

Notary Public At Large

My Commission Expires: May 25, 1996

Exhibit A BOOK 9388 PAGE 134

Description

Certain property in Davidson County, Tennessee, more particularly described as follows:

Being a part of Lot No. 14 on the Plan of the Original Town of Nashville, not of record, and being also partly shown as Lots Nos. 47, 49 and 51 on the Plan of the Gordon Block, of record in Book 21, Page 53, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Second Avenue North, formerly Market Street; said point being the northwest corner of Lot No. 47 on Wm. H. Gordon's Plan, as of record in Book 21, Page 53, Register's Office for Davidson County, Tennessee; thence eastwardly along the northerly line of said Lot No. 47 and continuing along the said line, extended, a total distance of 213 feet more or less, to a point in the westerly margin of First Avenue North, formerly Front Street; thence with the westerly margin of said Avenue, southwardly 73 feet 1 inch to a point; thence westwardly along the southerly line extended of Lot No. 51 and continuing with its southerly line as shown on the said Wm. H. Gordon's Plan, a total distance of 213 feet, more or less, to a point in the easterly margin of Second Avenue North, formerly Market Street, said point being the southwest corner of said Lot No. 51; thence along the easterly margin of Second Avenue North, formerly Market Street, 73' 10 1/4" to the point of beginning.

Excluding, however, the following property:

Land in Davidson County, Tennessee, described as follows:

Being part of Lot No. 14, on the Plan of the Original Town of Nashville, not of record, and being also partly shown as Lots Nos. 47 & 49 on the Plan of the Gordon Block, of record in Book 21, Page 53, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Second Avenue North, formerly Market Street; said point being the northwest corner of Lot No. 47 on Wm. H. Gordon's Plan, as of record in Book 21, Page 53, Register's Office for Davidson County, Tennessee; thence eastwardly along the northerly line of said Lot No. 47 and continuing along the said line, extended, a total distance of 213 feet, more or less, to a point in the westerly margin of First Avenue North, formerly Front Street; thence with the westerly margin of said Avenue, southwardly 24 feet 1 inch to a point in the center of the partition wall between the building located on the herein described property and the property located south of this property; thence westwardly with the center of said partition wall, a total distance of 213 feet, more or less, to a point in the easterly margin of Second Avenue North, formerly Market Street; thence along the easterly margin of Second Avenue North, formerly Market Street, 24 feet 1 inch to the point of beginning.

The foregoing excluded property is the same property released from the deed of trust of record in Book 6208, Page 817, Register's Office for Davidson County, Tennessee, by a partial release, of record in Book 7581, Page 817, Register's Office for Davidson County, Tennessee.

Being (with the foregoing exclusion) the same property conveyed to Harvey W. McDonald by deed from Kenneth L. Campbell, Successor Trustee, of record in Book 8973, Page 294, Register's Office for Davidson County, Tennessee, and by a deed of correction from Kenneth L. Campbell, Successor Trustee, of record in Book 9384, Page 108, Register's Office for Davidson County, Tennessee.

The property is commercial property and is not the principal place of residence of the Grantor.

This is improved property known as 128-130 Second Avenue, North, Nashville, Tennessee.

Exhibit B

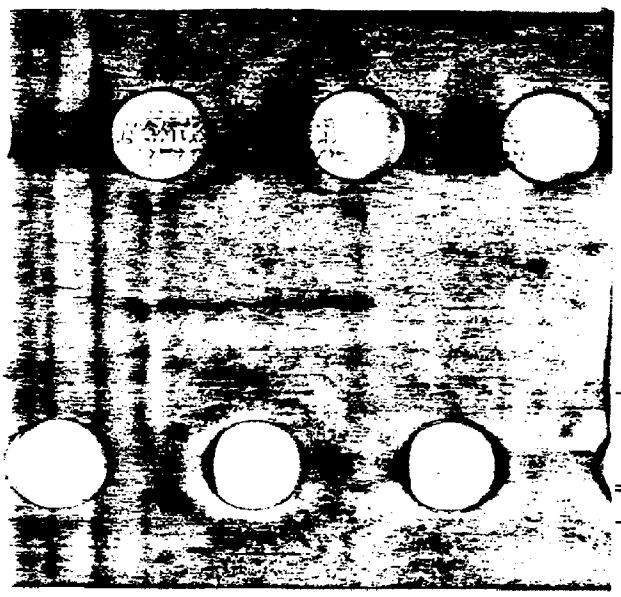
BOOK 9388 PAGE 136

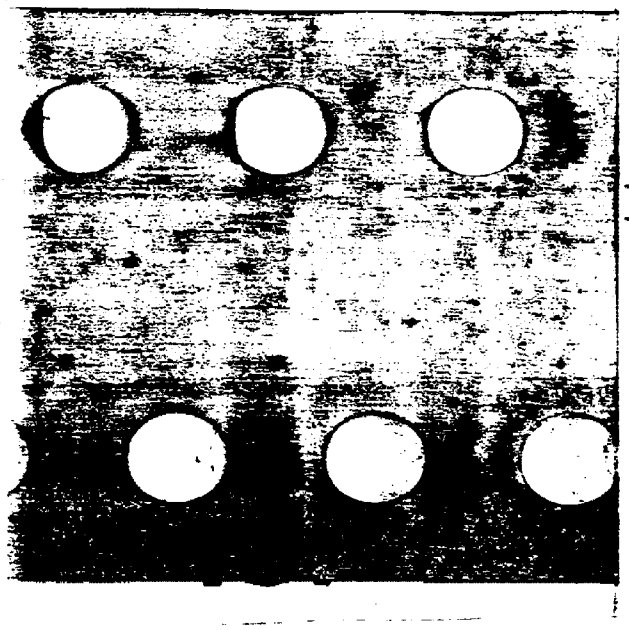
Exceptions

1. Rights of others in and to party walls, if any.

2. Property taxes for 1994.

0024 06/24 0101 03CHECK 4017.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9388 PAGE 137

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	
				1080000.00
			CON TX	3996.00
			PRFEE	1.00
			WDEED	20.00
			TOTAL	4017.00
			CHECK	4017.00
06/24/94	01	15:41	0001	0024

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64653
IDENTIF. ↑ REFERENCE

94 JUN 24 PM 3:40
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 806725