71618

IDENTIF. # REFERENCE

This instrument prepared by:
H. Marshall Greene, Esq.
GREENE & GREENE
323 Union Street
P. O. Box 198645
Nashville, Tennessee 37219-8645

94 JUL 15 PM 4:12

FELIX REGISTER
DAVIDSON COUNTY, TN.

BOOK 9408 PAGE 891

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
FreeGard Partners I 109 Fairfax Avenue Nashville, Tennessee 37203	Same	Map 92-8-2 Parcel 367

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, James E. Freeman, Sr. (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto FreeGard Partners I, a Tennessee general partnership, (hereinafter referred to as the "Grantee") and to the said Grantee's heirs, successors, and assigns certain real estate in the County of Davidson, State of Tennessee, and particularly described as follows:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to James E. Freeman, Sr., by deed from CMC Limited Partnership of record in Book 9353, page 872, RODC.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the following: (1) taxes for the current year; (2) matters shown on the Plat recorded in Book 6900, page 267; (3) that certain Dedication of Public Utility Easement of record in Book 7079, page 453, RODC; (4) that certain Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7007, page 902, RODC; and (5) that certain Agreement for Dedication of Easement for sanitary sewers and/or storm drainage of record in Book 6925, page 10, RODC; Grantor further covenants and binds itself, its heirs, successors and representatives to forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns against the lawful claims of all persons.

IN TESTIMONY WHEREOF, the Grantor has set its hand, this 5th day of July, 1994.

GRANTOR:

James E. Freeman, Sr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Harbut Marshall Greene, a Notary Public in and for the County and State aforesaid, personally appeared James E.Freeman, Sr., with whom I am personally acquainted, the within named bargainor, and that he acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee this 5th day of July, 1994.

Notary Public

My commission expires:
3/4/98

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this property (whichever is greater) is Two Hundred Thousand Dollars ($200,000.00) and no other monetary consideration.

AFFIANT

Sworn to and subscribed before me
this 5th day of July, 1994.

NOTARY PUBLIC

My commission expires:
3/4/98

EXHIBIT "A"

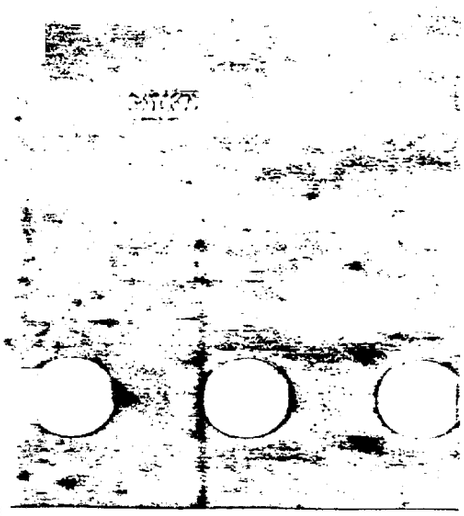
A parcel of land located on Charlotte Avenue in the First Civil District, Nineteenth Councilmanic District of Nashville, Davidson County, Tennessee, being further described as Lot 2 on the plan of Prison Alley Commercial Park as of record in Book 6900, page 267, R.O.D.C.T., as follows:

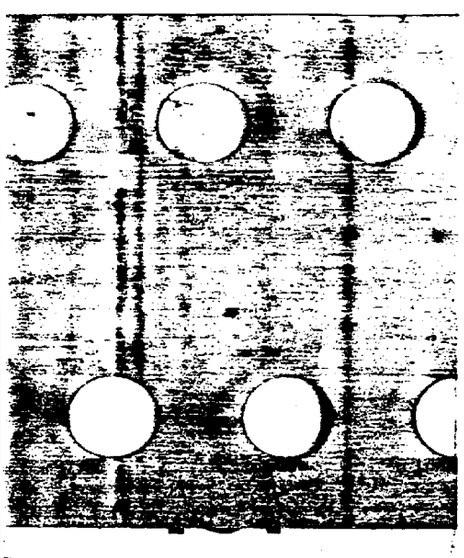
Beginning at an iron rod in the western right of way of Patterson Street at the intersection of said right of way with the southern right of way of Prison Alley; thence with the right of way of Patterson Street South 57 deg. 45 min. 37 sec. West a distance of 301.00 feet to an iron rod; thence leaving said right of way with the common line with Lot 1 Prison Alley Commercial Park North 32 deg. 13 min. 28 sec. West a distance of 179.40 feet to a P.K. nail set in asphalt paving; thence North 57 deg. 45 min. 37 sec. East a distance of 1.84 feet to a P.K. nail set in asphalt paving; thence North 32 deg. 13 min. 28 sec. West a distance of 195.40 feet to an iron rod in the eastern right of way of Charlotte Avenue; thence with said right of way North 61 deg. 37 min. 16 sec. East a distance of 235.69 feet to an iron rod at the intersection of said right of way and the southern right of way of Prison Alley; thence with the said Alley right of way South 42 deg. 20 min. 06 sec. East a distance of 364.57 feet to the point of beginning. The above described parcel contains 98,087.74 square feet or 2.252 acres, more or less.

Included in the above but excluded as per deed of record in Book 115, page 639, R.O.D.C.T., is the following:

Commencing at the point of beginning for the total parcel described above, thence with the southern right of way of Prison Alley North 42 deg. 20 min. 06 sec. West a distance of 190.35 feet to the true point of beginning being the intersection of said Prison Alley right of way and the western right of way of Alley No. 376 (now closed) thence with said closed alley right of way South 57 deg. 45 min. 37 sec. West a distance of 11.00 feet; thence North 07 deg. 42 min. 45 sec. East a distance of 14.13 feet; thence South 42 deg. 20 min. 06 sec. East a distance of 11.00 feet to the true point of beginning. The above parcel contains 59.56 square feet or 0.001 acre, more or less.

7535 07/15 0101 03CHECK 753.00





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

RECEIVED OF _____

FOR _____

BOOK 9408 PAGE 894

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 200000.00
CON TX 740.00
PRFEE 1.00
WDEED 12.00
TOTAL 753.00
CHECK 753.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/15/94 01 16:11 0001 7535

71618
IDENTIF. & REFERENCE

94 JUL 15 PM 4:12
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 814132