00274415
Bk 35

This instrument prepared by:
CORNELIUS & COLLINS (WOC)
P.O. Box 190695
Nashville, TN 37219

BOOK 9437 PAGE 348

WARRANTY DEED

ADDRESS AND NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL:
PAG Partners, L.P., a Tennessee Limited Partnership 207 Third Avenue No. Fourth Floor Nashville, TN 37201	Same	Map 93-2-3 Parcel 168

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by PAG PARTNERS, L.P., a Tennessee Limited Partnership, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, HENRY SENDER, TRUSTEE, have bargained and sold by these presents do transfer and convey unto the said PAG PARTNERS, L.P. its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land located in the 19th Councilmanic District and being part of Lot No. 41 on the original Plan of the Town of Nashville, described according to a survey by Miller/Wihry, Inc., dated May 30, 1984, as follows:
>
> Beginning at the intersection of the northerly right of way of Church Street and the western right of way of Third Avenue North; thence with said right of way of Church Street, South 59 degrees 39 minutes 12 seconds West, a distance of 175.25 feet to the intersection of said Church Street right of way and the eastern right of way of Printers Alley; thence with the eastern right of way of Printers Alley, North 37 degrees 14 minutes 27 seconds West, a distance of 100.67 feet to a point; thence leaving said right of way, North 59 degrees 29 minutes 43 seconds East along the common wall with the 207 Third Avenue Building, a distance of 175.28 feet to a point on the western right of way of Third Avenue North; thence with said right of way, South 37 degrees 13 minutes 32 seconds East, a distance of 101.15 feet to the point of beginning.
>
> Being the same property conveyed to Henry Sender, Trustee, by deed from Old Court Joint Ventures, Inc., a Maryland corporation, by the State of Maryland Deposit Insurance Fund Corporation, Receiver of Old Court Savings and Loan, Inc., a Maryland corporation of which Old Court Joint Ventures, Inc., is a subsidiary, of record in Book 6947, page 87, Register's Office of Davidson County, Tennessee.

To have and to hold said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said PAG PARTNERS, L.P. its successors, and I do covenant as

Trustee with the said PAG PARTNERS, L.P. that as Trustee, I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1994 realty taxes which have been prorated and assumed by grantee.

And as Trustee I do further covenant and bind myself, my heirs and representatives to warrant and defend the title of the said land to the said PAG PARTNERS, L.P., its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 12 day of August, 1994.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at NASHVILLE, Tennessee, this 12th day of August, 1994.

NOTARY PUBLIC STACY MOREFIELD DAVIDSON COUNTY, TENN.

Stacy Morefield
Notary Public

My Commission Expires: 1-25-97

8219 08/15 0101 03CHECK 6669.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $1,800,000.00.

Affiant

Sworn to and subscribed before me on this 12th day of August, 1994.

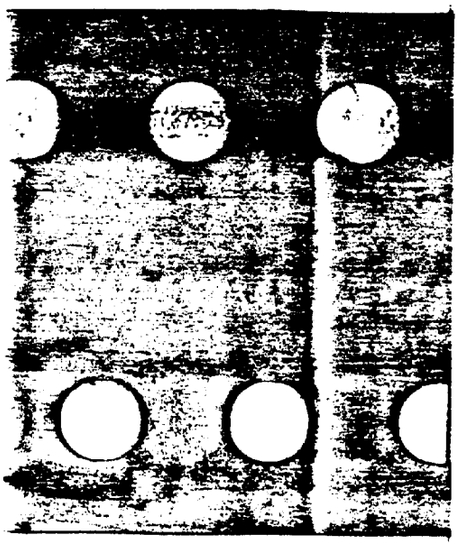
NOTARY PUBLIC STACY MOREFIELD DAVIDSON COUNTY, TENN.

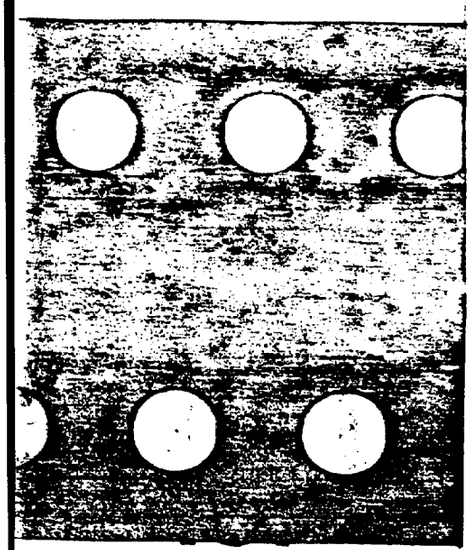
Stacy Morefield
Notary Public

My Commission Expires: 1-25-97

81468
IDENTIF. & REFERENCE

94 AUG 15 PM 3:25
FELIX E. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9437 PAGE 350

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 1800000.00
CON TX 6660.00
PRFEE 1.00
MDEED 8.00
TOTAL 6669.00
CHECK 6669.00

08/15/94 01 15:26 0001 8219

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81468
IDENTIF. ↑ REFERENCE

94 AUG 15 PM 3:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 824683