FROM:	Nashville Union Mission 127 7th Avenue South Nashville, TN 37203	This instrument mail prepared by JOE VAULX CROCKETT, III, ESQ. Suite 1050 American Center 3100 West End Avenue Nashville, Tennessee 37203
TO:	301 Associates	

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
301 Associates 4230 Harding Suite 603 Nashville, TN 37205	Same	Map 93-14 Parcel 294

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $92,360.00.

Affiant

Subscribed and sworn to before me, this the 6th day of September, 1994.

Notary Public

My Commission Expires: 5-23-98

7350 09/12 354.73

GENERAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Nashville Union Mission, a Tennessee nonprofit corporation, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto 301 Associates, a Tennessee general partnership, hereinafter called "GRANTEE," its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a parcel of land in Nashville, First Civil District, Sixteenth Councilmanic District, Davidson County, Tennessee, located on the southerly side of Lafayette Street between Ewing Avenue and Seventh Avenue South, being the easterly thirty feet of Lot No. 1 as shown on the plan of Nashville Union Rescue Mission as of record in Book 7900, Page 582, as revised and superseded by that plan of record in Book 7900, page 786, said Register's Office, and being more particularly described as follows:

BEGINNING at a point in the southerly right-of-way line of Lafayette Street, said point being N 67° 34' 03" E, 236.38 feet from the westerly right-of-way line of Ewing Avenue, said point also being the common corner of said Lot No. 1 and Lot No. 2 as shown on said plan;

THENCE, leaving said right-of-way line with the westerly line of Lot Nos. 2 and 3 as shown on said plan S 05° 18' 39" E, 594.74 feet to a point in the northerly right-of-way line of Middleton Street;

THENCE, with said right-of-way line S 84° 52' 33" W, 30.00 feet to a point;

THENCE, leaving said right-of-way line with a severance line N 05° 18' 39" W, 610.42 feet to a point in the southerly right-of-way line of Lafayette Street;

THENCE, with said right-of-way line S 67° 34' 03" E, 33.90 feet to the point of beginning.

Containing 18,077 square feet or 0.41 acre, more or less.

The foregoing legal description is taken from the survey of Wendell H. Talley, Sr., Tennessee License No. 785, Barge, Waggoner, Sumner and Cannon, Inc., File No. 13539-02 dated July 15, 1993, and updated August 22, 1994.

Being a portion of the property conveyed to the Nashville Union Mission by Deeds of record in Book 9052, page 808, and Book 9056, page 548, said Register's Office.

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

1. Taxes for current year which have been prorated by parties and assumed by Grantee.

2. Easement(s) for sidewalks and other matters as set forth in instrument recorded in Book 2482, page 187, said Register's Office.

3. Easements for utilities as retained in Bill No. 082-1099 and recorded in Book 6006, page 472, said Register's Office.

4. All matters set forth on the Plat recorded in Book 7900, page 786, said Register's Office.

This is improved property located at: 639 LaFayette, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors, heirs, and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

GRANTOR further hereby quitclaims and conveys to GRANTEE all of GRANTOR'S right, title and interest in Lot 3 as shown on the revised plan of Nashville Union Rescue Mission of record in Book 7900, page 786, said Register's Office.

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 its hand this 9th day of September, 1994.

NASHVILLE UNION MISSION

By: _____

Joseph Vaulx Crockett, III,
Authorized Agent and Director

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Connie Comer-Hagberg, a Notary Public in and for the said County and State, personally appeared Joseph Vaulx Crockett, III, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged himself to be authorized agent and director of Nashville Union Mission, the within named bargainor, a corporation, and that he as such authorized agent and director, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as authorized agent and director.

WITNESS my hand and seal in Nashville, Tennessee, this 9th day of September, 1994.

Connie Comer-Hagberg
Notary Public

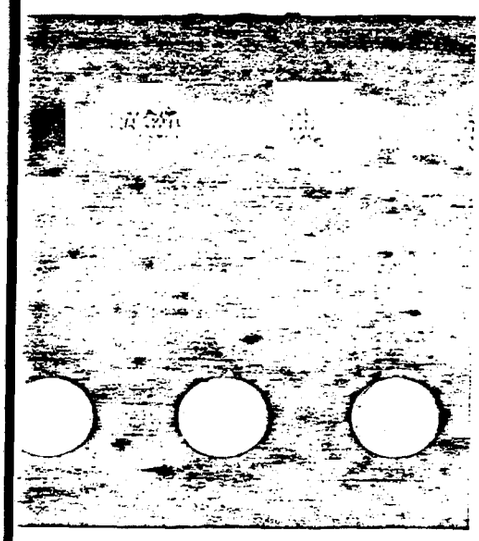
My Commission Expires: _____

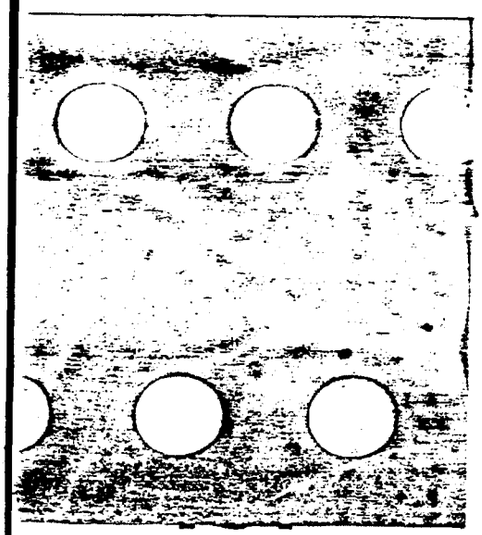
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

89903
IDENTIF. & REFERENCE

94 SEP 12 AM 10:22
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

doc\2union\warranty.ded





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

RECEIVED OF _____

FOR _____

BOOK 9462 PAGE 53

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	92360.00
CON TX	341.73
PRFEE	1.00
WDEED	12.00
TOTAL	354.73
CHECK	354.73

09/12/94 01 10:21 0001 7350

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89903
IDENTIF. & REFERENCE

94 SEP 12 AM 10:23
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 833696