This Instrument Prepared By:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

NEW OWNER(S) ADDRESS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
T. Larry Edmondson, Ex. Agent	Dudley W. Warner, II	Map - 93-13
808 Broadway, 2nd Floor	3640 Knollwood Road	Parcel - 250
Nashville, Tennessee 37203	Nashville, TN 37215	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we

ROBERT D. FULCHER III, TRUSTEE

have bargained and sold and by these presents do hereby transfer and convey unto the said

T. LARRY EDMONDSON, EXCHANGE AGENT,
Under Exchange Agreement dated September 22, 1994 with Dudley Warner

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Three tracts of land in Davidson County, Tennessee, and more particularly described as follows:

Tract 1: Being the easterly one-half of Lot No. 26 in John Sigler's Addition to Nashville, a plan of which is recorded in Plan Book 1, page 4, of the Chancery Court at Nashville, Tennessee.

Said easterly one-half of said Lot No. 26 fronts 50 feet on the south side of Sigler Street and runs back southwardly between parallel lines 205 feet to an alley.

Tract 2: Being the westerly one-half of Lot No. 26 of Sigler's Addition to Nashville a plan of which is of record in Plan Book 1, page 4, Chancery Court at Nashville.

Said part of Lot No. 26 fronts 50 feet on the southerly side of Sigler Street and runs back between parallel lines 205 feet to an alley in the rear.

Tract 3: Being the westerly one-half of Lot No. 25 on the Plan of Sigler's Addition to Nashville, of record in Plan Book 1, page 4, Chancery Court at Nashville.

Said part of Lot No. 25 fronts 50 feet on the southerly side of Sigler Street and runs back between parallel lines, 205 feet to an alley.

Being the same property conveyed to Robert D. Fulcher III, Trustee, by deed from J. M. Grissim, Trustee, of record in Book 6451, page 137, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1994 taxes and a joint user easement for parking purposes for the benefit of Lot No. 2 on the Plan of Music Row Subdivsiion, as of record in Book 4060, page 62, said Register's Office and for Lot No. 26 and a part of Lot No. 25, as shown on the plan of John Sigler's Addition to Nashville, of record in Plan Book 1, page 4, Chancery Court at Nashville, Tennessee, as described in Book 4962, page 547, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever. And, we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And, we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons whomsoever, except as set forth above.

Whenever 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 my hand this 23rd day of September, 1994.

Robert D. Fulcher Trustee W. Hall Fall Power

ROBERT D. FULCHER III, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared ROBERT D. FULCHER III, TRUSTEE, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 23rd day of September, 1994.

Gail Page

NOTARY PUBLIC

GAIL PAGE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 7/27/96 .

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $916,500.00.

Larry E. Gordon

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

Gail Page

NOTARY PUBLIC

GAIL PAGE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

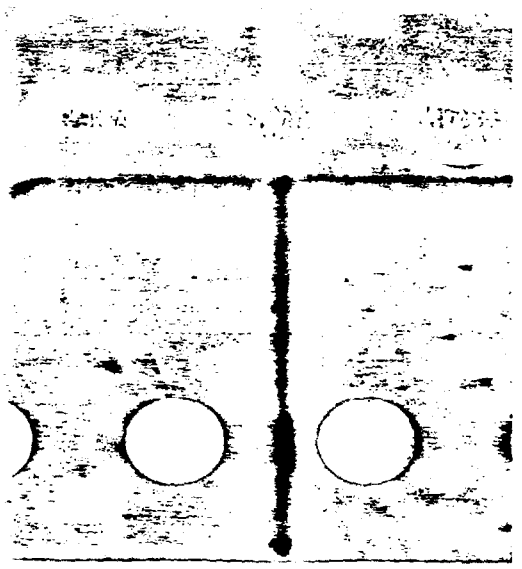
My commission expires: 7/27/96.

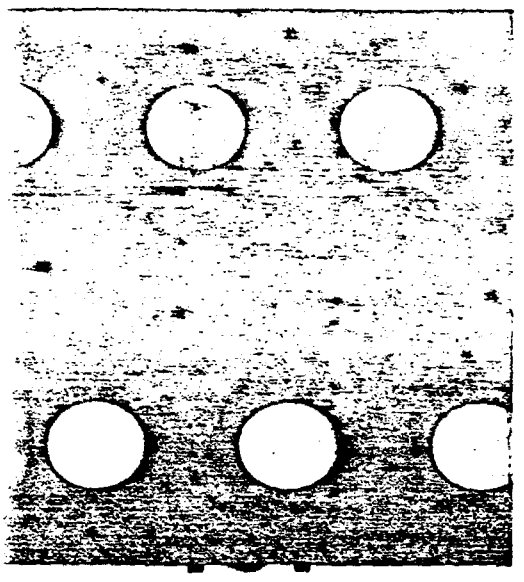
IDENTIFICATION REFERENCE

94 SEP 23 PM 12:

FELIX DAVIDSON COUNTY TR

09/23 0101 03CHECK 3440-05





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9473 PAGE 601

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	
			916500.00	
			CON TX	3391.05
			PRFEE	1.00
			WDEED	8.00
			TOTAL	3400.05
			CHECK	3400.05
09/23/94	01	14:00	0001	1431

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93655
IDENTIF. # REFERENCE

94 SEP 23 PM 2:01
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 837717