BOOK 9548PG120

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Tuck Hinton Properties 610-614 Fifth Ave., S. Nashville, TN 37203	Same	93-10/374 93-14/465 93-14/588
This instrument prepared by and, upon recording, should be returned to: William E. Shofner, Esq., Waller Lansden Dortch & Davis, 2100 Nashville City Center, 511 Union Street, Nashville, Tennessee 37219		

JR
FB12

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, PULPIT PROPERTIES, a Tennessee general partnership composed of Richardson M. Roberts and Gregory S. Daily ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto TUCK HINTON PROPERTIES, a Tennessee general partnership comprised of Seab A. Tuck, III and Kem G. Hinton ("Grantee"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A attached hereto.

These tracts of land are improved property commonly known as 610, 612 and 614 Fifth Avenue South, Nashville, Tennessee 37203.

This conveyance is subject to the following: (a) taxes for the year 1995 and subsequent years, and (b) Tennessee Conservation Easment from Elm Street Rehabilitation Ltd., to Historic Nashville, Inc., dated December 27, 1983, of record in

Book 6206, page 55, said Register's Office, as amended and restated by an Amended and Restated Tennessee Conservation Easement between Pulpit Properties and Historic Nashville, Inc., dated October 13, 1994 and recorded in Book 9542, page 773, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has good right to convey it; and the same is unencumbered, except as set forth hereinabove.

And Grantor does further covenant and bind itself, its representatives and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 16 day of December, 1994.

PULPIT PROPERTIES

By: _____
Richardson M. Roberts
Partner

By: _____
Gregory S. Daily
Partner

10036576
18120615

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richardson M. Roberts and Gregory S. Daily, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the partners of Pulpit Properties, the within named bargainor, a partnership, and that they as such partners executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as partners.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of December, 1994.

DIANE W. EAKIN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Diane W. Eakin
Notary Public

My Commission Expires:

My Commission Expires MAY 25, 1996

17919
IDENTIF. ↑ REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

DEC 16 2:

The actual consideration or value, whichever is greater, for this transfer is $635,000.00

Affiant

Subscribed and sworn to before me this 14th day of December, 1994.

DIANE W. EAKIN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Diane W. Eakin
Notary Public

My Commission Expires:

My Commission Expires MAY 25, 1996

10036576
18120615

EXHIBIT A

PROPERTY DESCRIPTION

Being three (3) tracts of land lying in Nashville, Davidson County, Tennessee and being the property of Pulpit Properties as of record in Deed Book 7299 page 806 and being bounded on the South by the North right-of-way of Elm Street, on the West by the East Right-of-way line of Fifth Avenue South, on the North by the Property of Roger G. Grooms, Jr. as of Record in Deed Book 6373 page 48 and on the East by the West right-of-way line of Alley Number 146 and being more particularly described as follows:

TRACT ONE

BEGINNING at a P.K. nail at the intersection of the North right-of-way line of Elm Street and the East right-of-way line of Fifth Avenue South;

Thence with the East right-of-way line of Fifth Avenue South North 30 Deg. 30 min. 00 sec. West, 71.00 feet to a point at a common corner with Parcel One Tract Two;

Thence with Parcel One Tract Two North 59 deg. 31 min. 40 sec. East, 176.00 feet to a point on the West right-of-way line of Alley Number 146;

Thence with the West right-of-way line of Alley Number 146 South 30 deg. 30 min. 00 sec. East, 71.00 feet to an iron rod on the North right-of-way line of Elm Street;

Thence with the North right-of-way line of Elm Street South 59 deg. 31 min. 40 sec. West, 176.00 feet to the point of beginning.

Containing 12,496 square feet (0.287 acres more or less).

TRACT TWO

PARCEL ONE

BEGINNING at a point on the East right-of-way line of Fifth Avenue South at a common corner with Tract One;

Thence with the East right-of-way line of Fifth Avenue South North 30 deg. 30 min. 00 sec. West, 40.00 feet to a point at a common corner with Parcel Two Tract Two;

Thence with Parcel Two Tract Two North 59 deg. 31 min. 40 sec. East, 176.00 feet to a point on the West right-of-way line of Alley Number 146;

Thence with the West Right-of-Way line of Alley Number 146 South 30 deg. 30 min. 00 sec. East, 40.00 feet to a point at a common corner with Tract One;

Thence with Tract One South 59 deg. 31 min. 40 sec. West, 176.00 feet to a point of beginning.

Containing 7040 Square Feet (0.162 acres more or less).

PARCEL TWO

BEGINNING at a point on the East right-of-way line of Fifth Avenue South at a common corner with Parcel One Tract Two;

Thence with the East Right-of-Way line of Fifth Avenue South, North 30 deg. 30 min. 00 sec. West, 80.00 feet to an iron rod at a common corner with Grooms;

Thence with Grooms North 59 deg. 31 min. 40 sec. East, 176.00 feet to an iron rod on the West right-of-way line of Alley Number 146;

Thence with the West right-of-way line of Alley Number 146 South 30 deg. 30 min. 00 sec. East, 80.00 feet to a point at a common corner with Parcel One Tract Two;

Thence with Parcel One Tract Two South 59 deg. 31 min. 40 sec. West, 176.00 feet to the point of beginning.

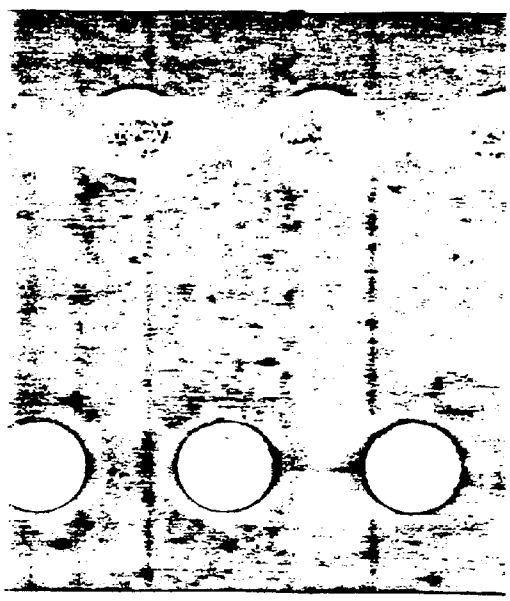
Containing 14,080 square feet (0.323 acres more or less).

The foregoing descriptions are set forth in a survey of this property prepared by R. Scot Cherry, TN.R.L.S. #1512, of Cherry Land Surveying of Nashville, Tennessee 37204, dated December 15, 1994.

BEING the same property conveyed to Pulpit Properties by deed of record in Book 7299, page 806, Register's Office of Davidson County, Tennessee.

100365A0
09121116

9866 12/16/94 01:03PM CHECK 2366-50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

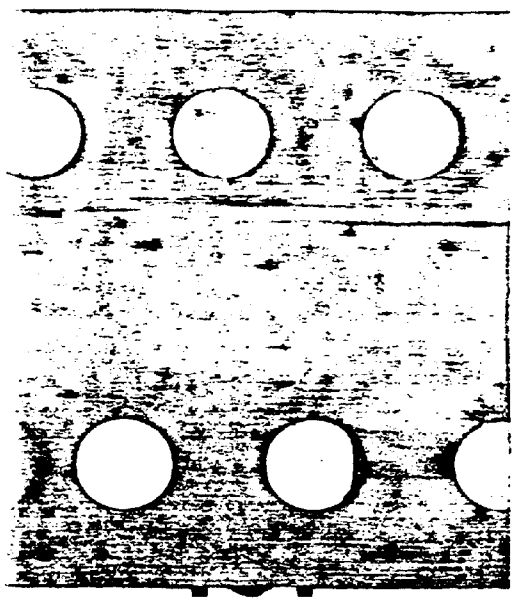
RECEIVED OF _____

FOR _____

BOOK 9548PG124

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	COTX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MOTX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



17919

IDENTIF. ↑ REFERENCE

94 DEC 16 PM 2:0

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

CAMT
635000.00
DON TX 2349.50
PRFEE 1.00
WDEED 16.00
TOTAL 2366.50
CHECK 2366.50

12/16/94 01 14:08 0001 3866

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 863815