This instrument prepared by:

Hugh C. Howser, Attorney
300 James Robertson Parkway
Nashville, Tennessee 37201

BOOK 9659 PG 764

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel No.
Lafayette Street Properties	David J. Johnson	93-15
5900 Poplar Avenue	5900 Poplar Avenue	120
Memphis, Tennessee 38138	Memphis, Tn. 38138	

For and in consideration of the sum of One Hundred Thousand and no/100 ---------- $100,000.00 ---------- Dollars, paid in accordance with Escrow Agreement deposited with Commerce Union Bank, Escrow Agent, by Don Davis, Harry Russell and David J. Johnson, partners, doing business under the name Lafayette Street Partners, we, J. V. Edenfield and wife, Ann M. Edenfield, have this day bargained and sold, and do hereby transfer and convey unto the said Don Davis, Harry Russell and David J. Johnson, partners, doing business as Lafayette Street Partners, their heirs and assigns, certain real estate located on Lafayette Street in Nashville, Davidson County, Tennessee, more specifically described as follows:

56512
IDENTIF. & REFERENCE

95 MAY -1 PM 2:48
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

5316 05/01 0101 03CHECK 391.00

Land in the First Civil District of Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 8, 11, 12, 13, 14, 15 and 16, on the Plan of Miller's Subdivision of record in Book 21, Page 6, Register's Office for said County, described according to a survey made by Barge, Waggoner and Sumner, Inc., November 23, 1964, as follows:

Beginning at a point in the south margin of a proposed 20 foot alley, which point is North 67° 24-1/2' West 312.76 feet from the center line of Old University Street (now closed), and North 22° 35-1/2' East 130 feet from the north right-of-way of Lafayette Street; thence South 22° 35-1/2' West 25.06 feet to a point in the east margin of alley "R" (Abandoned); thence South 61° 56-1/2' West 10 feet to the center of said alley "R"; thence with same South 28° 03-1/2' East 16.4 feet; thence South 61° 56-1/2' West 10 feet to the westerly margin of said alley "R"; thence South 62° 56' West 103.77 feet to the northerly margin of Lafayette Street; thence with same North 67° 24-1/2' West 170.35 feet; thence North 22° 35-1/2' East 130 feet to the southerly margin of said 20 foot alley; thence with same South 67° 24-1/2' East 237.54 feet to the beginning.

Being the same property conveyed to J. V. Edenfield by deed from Marable Mayo and wife, dated January 19, 1966 and of record in Book 3981, Page 50, Register's Office for Davidson County, Tennessee.

Included in the above description but excluded therefrom is that portion of said property acquired by the State of Tennessee in a certain condemnation proceedings styled State of Tennessee, et al v. J. V. Edenfield, et al, No. A-7653, First Circuit Court of Davidson County, Tennessee and described in the final judgment divesting property from J. V. Edenfield and vesting same in the State of Tennessee, as follows:

Being part of Lot No. 3 on the Plan of the Nashville Housing Authority Resubdivision of part of the Irwin Addition to Nashville, of part of the University Plan to Nashville, and part of the Daniel Miller Subdivision, as of record in Book 2663, Page 32, Register's Office, Davidson County, and described as follows:

Beginning at a point in the intersection of the centerline of First Avenue South, (now vacated) and the north right of way line of Lafayette Street; thence North 22 degrees 53 minutes east, 24 feet to a point; thence south 27 degrees 19 minutes east, 38 feet to a point, being on the north right of way line of Lafayette Street; thence north 66 degrees 58 minutes west, 27.4 feet, along said north right of way line to point of beginning, and containing 360 square feet and being part of the same property conveyed to J. V. Edenfield by deed from Marable Mayo and wife as of record in Book 3981, Page 50, Register's Office, Davidson Couny.

The above property is not improved and is located at 44 Lafayette Street, Nashville.

Said description is further subject to the following easements:

1. Easement for cut slope adjacent to Lafayette Street as widened and now established as set out in decree in Minute Book 38, Pages 39 and 142, of the Third Circuit Court for Davidson County, Tennessee, in cause of City of Nashville vs. African Methodist Episcopal Sunday School Union, et al, Rule No. 32206.

2. Easement for Cut Slope adjacent to premises on the west granted City of Nashville in the cause of City of Nashville vs. African Methodist Episcopal Sunday School Union, et al, of record in Minute Book 39, Page 40, Third Circuit Court for Davidson County, Tennessee.

3. Easement granted City of Nashville by Paul M. Allen, for a water main across premises, as set out in instrument of record in Book 2645, Page 1, Register's Office for Davidson County, Tennessee.

4. Easement for public utilities along westerly line of premises as shown on plan of record in book 2663, Page 32, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $ 100,000.00 .

John W Barton
Affiant

Sworn to and subscribed before me
this 1st day of ~~September, 1977.~~ May, 1995

L Chandler Dep Reg
~~Notary Public~~

~~My commission expires:~~

To have and to hold said real estate, with the appurtenances, estate, title and interest belonging to the said Don Davis, Harry Russell and David J. Johnson, partners doinb business under the name Lafayette Street Partners, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that same is unencumbered. Sellers further covenant that all taxes on said property to September 1, 1977 have been paid, the buyers having agreed to pay all taxes on and after September 1, 1977, and the taxes having been prorated as of said date.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Don Davis, Harry Russell and David J. Johnson, partners doing business under the name Lafayette Street Partners, their heirs and assigns, against the lawful claims of all persons.

Witness our hands this 20 day of September, 1977.

J. V. EDENFIELD

ANN M. EDENFIELD

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

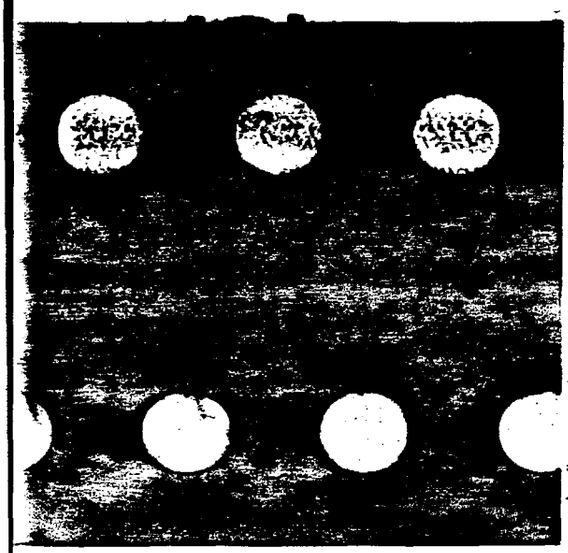
Personally appeared before me, Hugh C. Howser, a Notary Public in and for said County and State, J. V. Edenfield and Ann M. Edenfield, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

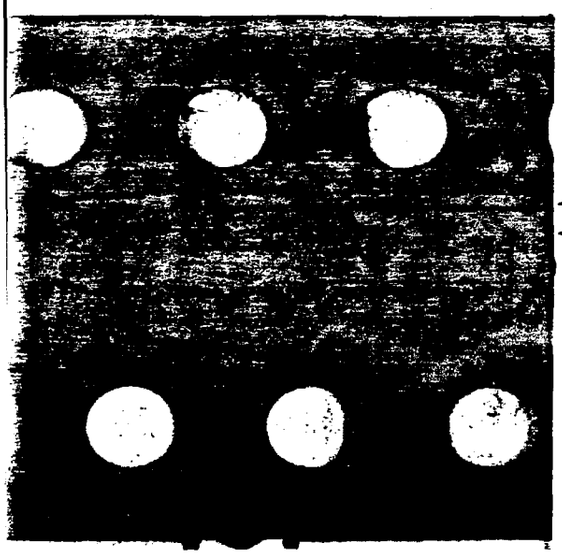
Witness my hand and official seal at Nashville, Tennessee, this 20 day of September, 1977.

Hugh C. Howser
Notary Public

My commission expires: 4/25/78

NOTARY PUBLIC 4-25-78 DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9659 PG 769

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	
				100000.00
			CON TX	370.00
			PRFEE	1.00
			WDEED	20.00
			TOTAL	391.00
			CHECK	391.00
05/01/95	01		14:50 0001	6316

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56512
IDENTIF. & REFERENCE

95 MAY -1 PM 2:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 905742