(1)

BOOK 9757 PG 21

WARRANTY DEED

FROM: **GUNGOR ERYASA**

TO: **C & F PARTNERS**

Address New Owner As Follows:	Send Tax Bills:	Map-Parcel Nos.
C & F Partners 123 Second Avenue South Nashville, TN 37201	C & F Partners 50 Lindsley Avenue Nashville, TN 37210	93-6-4 51

This Instrument Prepared
By: GAY LISA LEVINE
Attorney at Law
1119 Stahlman Bldg.
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

AFFIANT

Sworn to and subscribed before me, this 3rd of August, 1995.

Notary Public

My commission expires: 1-20-99

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I, GUNGOR ERYASA, hereinafter called the Grantor,

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

C & F PARTNERS, a Tennessee General Partnership, hereinafter called the Grantee, its successors and assigns,

a certain tract or parcel of land in Davidson County, Tennessee, described as follows; to-wit:

BEING part of Lot No. 2 on the First Plan of Davidson Academy Lots, not of record, described as follows:

BEGINNING on the westerly margin of Second Avenue, South, formerly Market Street, at the southeast corner of the property conveyed to J. Lefkovits by deed from Chas. T. Denton, of record in Book 230, page 215, Register's Office for said County, said point being 248 feet, more or less, south of the southerly margin of Broadway, formerly of Broad Street, thence with the westerly margin of said Avenue, southwardly 49 feet to the center of a party wall, the northeast corner of Lot No. 1 on the Plan of The Ellis and Moore Property, as of record in Minute Book "L", page 358, Chancery Court at Nashville, being the northeast corner of the property conveyed to Lee W. Lance and wife, by deed from Eureka Realty Company, of record in Book 1217, page 151, said Register's Office; thence with the center of said party wall and with said Lance's northerly line, westwardly 109.4 feet, more or less, to the easterly line of the property conveyed to Englert Engineering Company, by deed from American Trust Company, of record in Book 598, page 57, said Register's Office; thence with said line northwardly 60 feet, more or less, to said Company's northeast corner; thence eastwardly 2.4 feet, more or less, to said Lefkovits' westerly line; thence with said line, southwardly 11 feet, more or less, to his southwest corner; thence with his southerly line eastwardly 107 feet, more or less, to the beginning.

BEING the same property conveyed to Gungor Eryasa by deed from Walter E. Hastings and wife, Vivian W. Hastings, of record in Book 5801, page 129, Register's Office for Davidson County, Tennessee. Karsta Eryasa, wife of Gungor Eryasa, joins in this conveyance for the purpose of transferring and conveying any and all of her right, title and interest in and to the above described property to the Grantees herein.

This is improved property, known as:
123 Second Avenue South, Nashville, Tennessee 37201.

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

And I, Grantor, do covenant with the Grantee that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and that same is unencumbered, except as appears of record.

And I, Grantor, do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 3 day of August, 1995.

Gungor Eryasa

Karsta Eryasa

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GUNGOR ERYASA and wife, KARSTA ERYASA, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August, 1995.

Notary Public

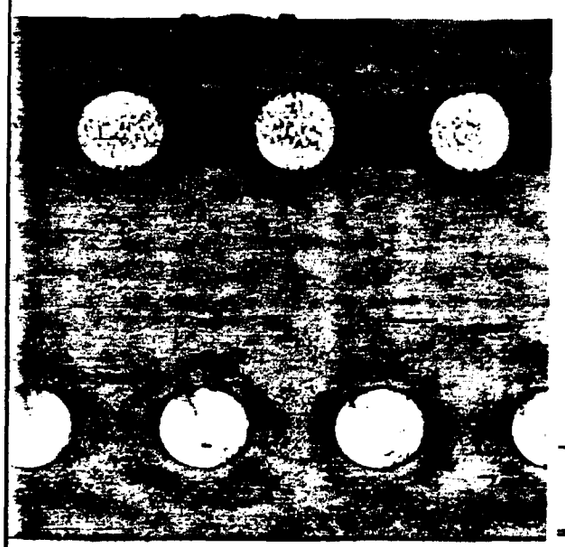
My Commission Expires: Jan. 27, 1996.

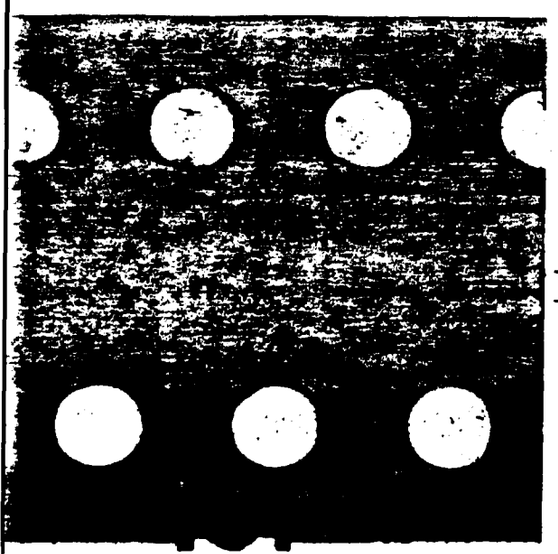
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IDENTIF. & REFERENCE

95 AUG -9 AM 10:46

0403 08/09 0101 03CHECK 2044.00

4.G1839





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

RECEIVED OF _____

FOR _____

BOOK 6757PG 23

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
550000.00
CON TX 2035.00
PRFEE 1.00
WDEED 8.00
TOTAL 2044.00
CHECK 2044.00
08/09/95 01 10:46 0001 0403

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0087578
IDENTIF. ↑ REFERENCE

95 AUG -9 AM 10:46

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 939415