Return to Box #50A 0141077

IDENTIFICATION REFERENCE

This Instrument Was Prepared By:
Baker, Campbell & Parsons
Attorneys At Law
303 Church Street, Suite 300
Nashville, Tennessee 37201-1786

9918 PG 576

Address New Owner And Send Tax Bills To:

Cooke Wilson Properties
3309 Fairmont Avenue
Nashville, TN 37205

Map and Parcel Number:

Map 92-15, Parcel 113
Map 92-15, Parcel 204

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **CUMBERLAND PROPERTIES, INC.**, a Tennessee corporation (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **COOKE/WILSON PROPERTIES**, a Tennessee general partnership (hereinafter referred to as the "Grantee"), in fee simple, certain real property in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (hereinafter referred to as the "Property"), to have and to hold the Property to the Grantee, its heirs, legal representatives, successors and assigns, in fee simple forever; subject, however, to the following: **(a)** applicable zoning and land use regulations and laws; **(b)** matters shown on the plan of record in Book 5200, Page 250, Register's Office for Davidson County; **(c)** utilities easement reserved in Ordinance Bill

No. 67-105; **(d)** Memorandum of Lease between Cumberland Properties, Inc., and Owl's Nest Coffee House, LLC, of record in Book 9816, Page 359, Register's Office for Davidson County, Tennessee; **(e)** the lien for real property taxes for 1996, which taxes have been prorated and have been assumed by the Grantee; and **(f)** all matters shown on the survey by Barge, Waggoner, Sumner and Cannon, Inc., dated November 29, 1995, File No. 10635-01.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; and that the Property is free and clear of all liens and encumbrances, except as herein set forth. The Grantor will forever warrant and defend the title to the Property against all lawful claims.

Whenever in this instrument the terms Grantor and Grantee are used, such terms shall be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, shall be construed to include the masculine, feminine or neuter gender and the singular number shall include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 16th day of January, 1996.

Cumberland Properties, Inc.

By: _____
J. Alan Burroughs, President

BOOK 9918 PG 578

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,589,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of January, 1996.

Notary Public

My Commission Expires: May 25, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kenneth L. Campbell, a Notary Public for the State and County aforesaid, personally appeared J. Alan Burroughs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Cumberland Properties, Inc., a Tennessee corporation, the within named bargainor, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes contained by signing the name of the corporation by himself as such President.

WITNESS my hand and seal, this 16th day of January, 1996.

Notary Public

My Commission Expires: May 25, 1996

C:\WPDATA\PRO\ALAN\DEED 1\16\96

Exhibit A

Property Description

Being a parcel of land in Nashville First Civil District Twenty First Councilmanic District, Davidson County, Tennessee, located in the northwesterly quadrant of the intersection of Twenty-Second Avenue North and Elliston Place, being Lot Nos. 1 and 2 as shown on the plan of the Resubdivision of Lots 1, 2 and 3 of the Elliston Plan, of record in Book 5200, Page 250, Register's Office for Davidson County, Tennessee; and being more particularly described as follows:

BEGINNING at a railroad spike at the intersection of the northerly right-of-way line of Elliston Place and the westerly right-of-way line of Twenty-Second Avenue North;

Thence, with said northerly right-of-way line S 41° 00' 00" W, 157.37 feet to a railroad spike;

Thence, leaving said right-of-way line with the easterly line of property conveyed to Michelle Whitely-Sinclair by deed of record in Book 7506, Page 252, Register's Office for Davidson County, Tennessee, N 31° 41' 56" W, 141.03 feet to an iron pin in the southerly right-of-way line of an alley;

Thence, with said southerly right-of-way N 58° 19' 49" E, 6.24 feet to an iron pin at the intersection with the easterly right-of-way line of an alley;

Thence, with said easterly right-of-way line N 31° 41' 56" W, 99.00 feet to an iron pin;

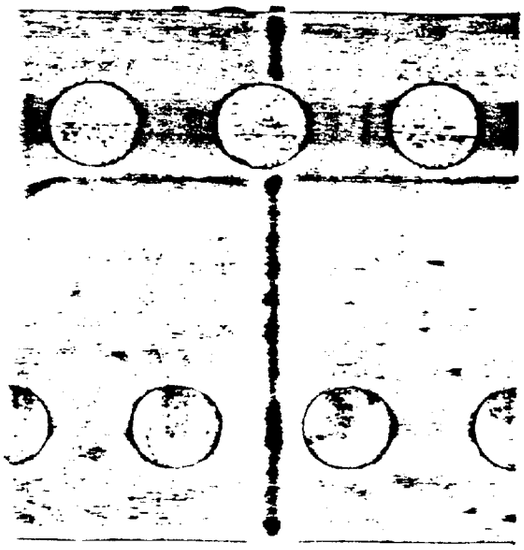
Thence, leaving said right-of-way line with the southerly line of property conveyed to Twenty Second and State Medical Clinic by deed of record in Book 4400, Page 572, Register's Office for Davidson County, Tennessee, N 58° 16' 53" E, 144.18 feet to a point in the westerly right-of-way line of Twenty-Second Avenue North;

Thence, with said westerly right-of-way line S 31° 38' 57" E, 193.30 feet to the point of beginning.

Containing 31,951 square feet or 0.73 acres, more or less.

Being the same property conveyed to Cumberland Properties, Inc., by deed from Westmont, Limited, of record in Book 7425, Page 470, Register's Office for Davidson County, Tennessee.

3612 97/16 0101 03CHECK 589.30



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9918 PG 580

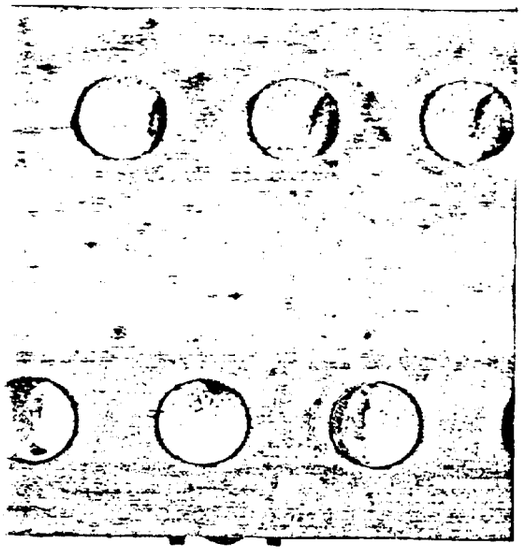
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

	AMT
	1389000.00
CON TX	5879.30
PRFEE	1.00
WDEED	16.00
TOTAL	5896.30
CHECK	5896.30

01/16/96 01 14:20 0001 B012

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



01410777

IDENTIF. & REFERENCE

95 JAN 16 PM 2:16

DAVIDSON COUNTY, TN.

No. 996321