BOOK 9969 PG 559

WARRANTY DEED

THIS INDENTURE, made and entered into this 4th day of March, 1996, by and between **GALE, SMITH & COMPANY, INC.**, a Tennessee corporation, party of the first part, and **RMR INVESTMENT COMPANY, LLC**, a Tennessee Limited Liability Company, party of the second part.

W I T N E S S E T H :

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

Property described on attached Exhibit "A"

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto appertaining unto the said party of the second part, its successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except as aforesaid and except for lien of 1996 City and County taxes which have been prorated and which party of the second part assumes and agrees to pay, and that the title and quiet possession thereto it will warrant and defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their gender and number according to the context thereof.

WITNESS the signature of the party of the first part the day and year first above written.

GALE, SMITH & COMPANY, INC., a Tennessee corporation

By: _____

Title: _____

0157089
IDENTIF. # REFERENCE

96 MAR -5 PM 4:09
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

... 03/05 0101 03CHECK 3435.50

M BLR334544 V1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joe Vaulx Crockett III, a Notary Public in and for the State and County aforesaid, personally appeared Clyde Redford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the Secretary of GALE, SMITH & COMPANY, INC., the within named bargainor, a corporation, and that he as such Secretary, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Secretary.

WITNESS my hand and seal at office, on this the 4th day of March, 1996.

Notary Public

My Commission Expires: 3/22/97

* *

PROPERTY ADDRESS:
2404 Elliston Place
Nashville, TN [redacted] 37203

206 Reidhurst
Nashville, TN [redacted] 37203

Tax Parcel ID#:

MAIL TAX BILLS TO: (Person or Agency responsible for payment of taxes)
RMR Investment Company, LLC
c/o Mr. Robert M. Rogers
530 Oak Court Drive
Suite 165
Memphis, TN 38117-3722

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Boyd L. Rhodes, Jr.
165 Madison Ave., Suite 2000
Memphis, Tennessee 38103

State Tax	$	
Register's fee		1.00
Recording fee		12.00
Total	$	

SURVEYOR: J. L. Whitson, RLS #1732

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 925,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this 1 day of March, 1996.

Notary Public

My Commission Expires:

M BLR334544 V1

Land in Davidson County, Tennessee, described as follows:

Tract I: Land in Davidson County, Tennessee, being the southerly parts of Lots nos. 14 and 28 on the Map of Josephine E. Farrell and husband, Norman Farrell, Sr.'s Subdivision and Re-Subdivision of part of the Yandell Plan and part of the Elliston Property as of record in Book 332, page 159, Register's Office for Davidson County, Tennessee, described as follows: Beginning on the easterly margin of Reidhurst, or Carlyle Avenue, at a point 115 feet south of the southerly margin of the first alley north of Elliston Place; thence eastwardly and parallel with said alley 100 feet to the easterly line of Lot No. 28; thence southwardly with the easterly line of said Lot no. 28, 75.5 feet to the northerly margin of Elliston Place; thence with the northerly margin of Elliston Place, westwardly 92.6 feet to the beginning of a curve; thence around said curve in a northwesterly direction 20 feet to the easterly margin of Reidhurst or Carlyle Avenue; thence with the easterly margin of said Avenue, northwardly 90 3/10 feet to the beginning.

Being the same property conveyed to Albert H. Phillips by deed from John Floyd Mitchell and wife Vera Applegate Mitchell of record in Book 3649, page 382, Register's Office for Davidson County, Tenn.

Tract II: Being the northerly 115 feet of Lots 14 and 28 on the Map of Josephine E. Farrell, and husband, Norman Farrell Subdivision, and re-subdivision of part of Yandall Plan and part of Elliston Property, of record in Book 332, page 159, Register's Office for Davidson County, Tennessee. Said parts of Lots 14 and 28 front together 115 feet on the easterly side of Carlyle Avenue, and runs back between parallel lines, with the southerly margin of an alley, 100 feet to a dead line.

Being the same property conveyed to Albert H. Phillips by deed from Jake W. Sheridan and wife Catherine Giles Sheridan of record in Book 3672, page 563, Register's Office for Davidson County, Tennessee.

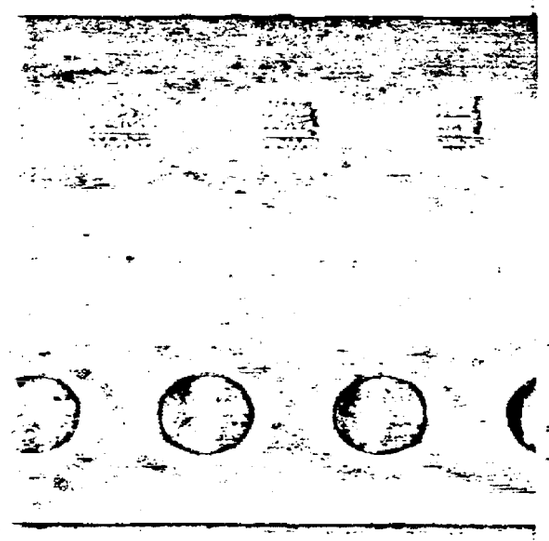
Tract No. III: LAND in Davidson County, Tennessee, being Lot No. 27 on the Map of Josephine E. Farrell's Subdivision of Part of Elliston Plan, of record in Book 332, page 159, Register's Office for Davidson County, Tenn.

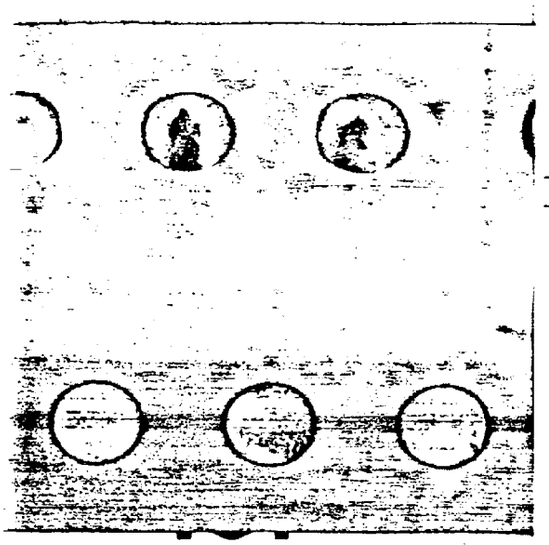
Said Lot No. 27 fronts 56 feet on the northerly side of Reidhurst Avenue, formerly Carlyle Avenue and runs back between parallel lines along the westerly margin of an alley, 110 feet to another alley in the rear.

Being the same property conveyed to GALE,SMITH & COMPANY, INC. by deed from ALBERT H. PHILLIPS AND WIFE ELIZABETH GLASGOW PHILLIPS of record in Book 4657, page 413, said Register's Office .

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT A





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

RECEIVED OF _____

FOR _____

BOOK 9969 PG 562

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 925000.00
CON TX 3422.50
PRFEE 1.00
WDEED 12.00
TOTAL 3435.50
~~CHECK 3435.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~03/05/96 01 10:12 9901 5141~~

0157089
IDENTIF. # REFERENCE

96 MAR -5 PM 4:09
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1013257