This instrument prepared by: Harris A. Gilbert
Wyatt, Tarrant & Combs
Suite 1500, Nashville City Center
511 Union Street
Nashville, TN 37219

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel
Cresent Enterprises, Inc. 1009 Third Avenue, North Nashville, TN 37201	SAME	82-13-348 82-13-316

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Julius Doochin, Joe Doochin, Robert Doochin, individually and as Trustee, Elinor Doochin Saperstein, individually and as Trustee, Michael Doochin, Teri Doochin Wolf (now Teri Doochin Kasselberg), Lawrence Doochin and Dianne S. Doochin, as Trustee for Adam E. Doochin, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto Cresent Enterprises, Inc., hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

PROPERTY DESCRIBED ON EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

The legal description contained herein was prepared from a survey of Barge, Waggoner, Sumner & Cannon, dated March 13, 1996, File No. 1649.

This is improved property known as 1000 Third Avenue, North, Nashville, Tennessee and 1009 Third Avenue, North, Nashville, Tennessee, 37201.

This conveyance is subject to 1996 real property taxes which have been prorated and assumed by the Grantee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IDENTIF. ↑ REFERENCE
0160308

96 MAR 14 PM 3:36
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

WITNESS my hand this the 11th day of March, 1996.

JULIUS DOOCHIN

ROBERT DOOCHIN

ELINOR DOOCHIN SABERSTEIN

JOE DOOCHIN BY HIS ATTORNEY-IN-FACT, BESS DOOCHIN (BESSIE KARPMAN DOOCHIN)

MICHAEL DOOCHIN BY HIS ATTORNEY-IN-FACT, JULIUS DOOCHIN

TERI DOOCHIN KASSELBERG BY HER ATTORNEY-IN-FACT, JULIUS DOOCHIN

LAWRENCE DOOCHIN BY HIS ATTORNEY-IN-FACT, JULIUS DOOCHIN

DIANNE S. DOOCHIN, TRUSTEE FOR ADAM EMORY DOOCHIN BY HER ATTORNEY-IN-FACT, JULIUS DOOCHIN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Travis A. Gilbert, a Notary Public in and for said county and state, the within named JULIUS DOOCHIN, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained by signing his name.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 5/24/97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Travis A. Gilbert, a Notary Public in and for said county and state, the within named ROBERT DOOCHIN, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained by signing his name.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 5/24/97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Travis A. Gilbert, a Notary Public in and for said county and state, the within named ELINOR DOOCHIN SAPERSTEIN, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained by signing her name.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 5/24/97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Hans A. Gilbert, a Notary Public in and for said county and state, the within named BESSIE KARPMAN DOOCHIN AS ATTORNEY-IN-FACT ON BEHALF OF JOE DOOCHIN, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument as the act and deed of JOE DOOCHIN for the purposes therein contained by signing her name.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 5/24/97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Hans A. Gilbert, a Notary Public in and for said county and state, the within named JULIUS DOOCHIN AS ATTORNEY-IN-FACT ON BEHALF OF MICHAEL DOOCHIN, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as the act and deed of MICHAEL DOOCHIN for the purposes therein contained by signing his name.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 5/24/97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Hans A. Gilbert, a Notary Public in and for said county and state, the within named JULIUS DOOCHIN AS ATTORNEY-IN-FACT ON BEHALF OF TERI DOOCHIN KASSELBERG, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as the act and deed of TERI DOOCHIN KASSELBERG for the purposes therein contained by signing his name.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 5/24/97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Harris A. Gilbert, a Notary Public in and for said county and state, the within named JULIUS DOOCHIN AS ATTORNEY-IN-FACT ON BEHALF OF LAWRENCE DOOCHIN, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as the act and deed of LAWRENCE DOOCHIN for the purposes therein contained by signing his name.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 5/24/97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Harris A. Gilbert, a Notary Public in and for said county and state, the within named JULIUS DOOCHIN AS ATTORNEY-IN-FACT ON BEHALF OF DIANNE S. DOOCHIN, TRUSTEE FOR ADAM EMORY DOOCHIN, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as the act and deed of DIANNE S. DOOCHIN, TRUSTEE FOR ADAM EMORY DOOCHIN, for the purposes therein contained by signing his name.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 5/24/97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Eight Hundred Fifty Thousand Dollars and no/100 ($850,000.00).

AFFIANT

Subscribed and sworn to before me, this the 15 day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 5/24/97

H:\HAG\DOOCHCRW.DED (March 14, 1996; 11:56am)

EXHIBIT A

SURVEYOR'S DESCRIPTION
Parcel No. 348

Being a parcel of land in Nashville, First Civil District, Twentieth Councilmanic District, Davidson County, Tennessee located in the northeasterly quadrant of the intersection of Jackson Street and Third Avenue North, being a part of Lot Nos. 1, 2 and 3 as shown on the plan of Subdivision of Lot No. 27, Balch and Whiteside's Addition to Nashville as of record in Minute Book "H" Page 324, R.O.D.C. and being more particularly described as follows:

BEGINNING at an iron pin in the easterly right-of-way line of Third Avenue North, as widened, said iron pin being N 27° 12' 39" W, 200.00 feet from the centerline of Jackson Street;

THENCE, leaving said right-of-way line with the southerly line of property conveyed to H.G. Hill Realty Company by deed of record in Book 752, Page 528, R.O.D.C., N 62° 38' 27" E, 130.27 feet to an iron pin in the westerly line of property conveyed to Harold Korman, et al by deed of record in Book 4506, Page 441, R.O.D.C.;

THENCE, with said line and the westerly line of property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by deed of record in Book 8385, Page 224, R.O.D.C. S 27° 12' 39" E, 161.77 feet to an iron pin in the northerly right-of-way line of Jackson Street;

THENCE, with said right-of-way line with a curve to the right 205.33 feet to an iron pin in the easterly right-of-way line of Third Avenue North said curve having a central angle of 89° 27' 49", a radius of 131.50 feet, a tangent of 130.27 feet and a chord of N 71°56' 33" W, 185.10 feet;

THENCE, with said right-of-way line N 27° 12' 39" W, 29.94 feet to an iron pin at the point of beginning.

Containing 17,342 square feet or 0.40 Acres more or less.

BEING a portion of the property Quitclaimed to Nathan Doochin, Harry Doochin, Joe Doochin and Julius Doochin in Book 3101, page 612. Harry Doochin Quitclaimed his interest to Julius Doochin, Joe Doochin and Nathan Doochin in Book 5718, page 775. Nathan Doochin having since died, his interest is now vested in Michael Doochin, Teri Doochin Wolf, Lawrence Doochin, Diane Doochin as Trustee for Adam E. Doochin, Elinor D. Saperstein, individually and as Trustee, and Robert Doochin, individually and as Trustee, as the heirs of Nathan Doochin under his Will of record in Will Book 151, page 70 and the Will of Minnie Doochin of record in Will Book 153, page 33, Davidson County Probate Court.

EXHIBIT A (CONTINUED)

SURVEYOR'S DESCRIPTION
Parcel No. 316

Being a parcel of land in Nashville, First Civil District, Twentieth Councilmanic District, Davidson County, Tennessee located on the westerly side of Third Avenue North between Jackson Street and Jefferson Street being Lots 2, 3 and 4 of Lot No. 30 Balch and Whiteside's Addition to Nashville, not of record and being more particularly described as follows:

BEGINNING at an iron pin in the westerly right-of-way line of Third Avenue North, said iron pin being N 27° 12' 39" W, 51.19 feet from the northerly right-of-way line of Jackson Street;

THENCE, leaving said right-of-way line with the northerly line of property conveyed to William L. Taylor et ux by deed of record in Book 5530, Page 705, R.O.D.C. S 62° 25' 19" W, 173.33 feet to an iron pin in the easterly right-of-way line of Alley No. 201;

THENCE, with said right-of-way line the following calls:

N 26° 57' 01" W, 45.90 feet to an iron pin;
N 27° 03' 26" W, 125.23 feet to a p.k. nail;

THENCE, leaving said alley with the southerly line of Crescent Furniture, Inc. as of record in Book 6890, Page 946, R.O.D.C., N 62° 47' 21" E, 172.78 feet to a P.K. nail in the westerly right-of-way line of Third Avenue North;

THENCE, with said westerly right-of-way line of Third Avenue North, S 27° 12' 39" E, 170.01 feet to an iron pin at the point of beginning.

Containing 29,511 square feet or 0.68 acre more or less.

BEING the same property conveyed to Benjamin A. Doochin and wife, Rose Doochin, by Deed of Record in Book 1495, page 221, Register's Office for Davidson County, Tennessee. Benjamin A. Doochin and Rose Doochin, both having since died, property vested in Nathan Doochin, Joe Doochin, Julius Doochin, and as to a Life Estate only in Harry Doochin, under her Will of record in Will Book 84, page 269. Nathan Doochin having since died, his interest is now vested in Michael Doochin, Teri Doochin Wolf, Lawrence Doochin, Diane Doochin as Trustee for Adam E. Doochin, Elinor D. Saperstein, individually and as Trustee and Robert Doochin, individually and as Trustee as the heirs of Nathan Doochin under his Will of record in Will Book 151, page 70 and the Will of Minnie Doochin, his wife, of record in Will Book 153, page 33, Davidson County Probate Court. Harry Doochin has also since died.

8634 03/14 0101 03CHECK 3174.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9979 PG 639

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
850000.00
CON TX 3145.00
PRFEE 1.00
WDEED 28.00
TOTAL 3174.00
CHECK 3174.00
03/14/96 01 15:35 0001 8634

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0160308
IDENTIF. ↑ REFERENCE

96 MAR 14 PM 3:36
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1016700.