FILE BOX "7"
FILE NO. 34688

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 911,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF August, 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BOOK 10148 PG 951

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1918 Broadway, L.L.C.	S A M E	92-16-141
(NAME) 1918 Broadway	(NAME)	10W 545
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Paul C. Buff and wife, Elizabeth Buff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 1918 Broadway, L.L.C.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 24, 25 and 26 on the Map of John H. Williams' First Subdivision of Blocks 147 and 148 of the Boyd Home Tract, of record in Book 57, Page 154, Register's Office for said County.

Said Lot Nos. 24, 25 and 26 adjoin and front 50 feet each on the northerly side of Broadway, formerly Broad Street, and run back between parallel lines, 150 feet to an alley.

This is improved property located at 1916 to 1920 Broadway, Nashville, Tennessee.

BEING the same property conveyed to Paul C. Buff by deed from Constance A. Sinclair Buff of record in Book 9187, Page 343, Register's Office for Davidson County, Tennessee; and by deed from Calvin L. Tate, of record in Book 7747, Page 213, said Register's Office.

The foregoing is the same legal description as appears in the previous deed of record.

Elizabeth Buff, wife of Paul C. Buff, joins in this Warranty Deed only for the purposes of encumbering such marital rights if any that she may have in and to said property.

unimproved ( )
This is improved (X) property, known as 1918 Broadway, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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.

Witness our hand s this 5th day of August, 19 96

Paul C. Buff

Elizabeth Buff

Elizabeth Buff

BOOK 10148 PG 952

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul C. Buff and wife, Elizabeth Buff

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 6th day of August, 1996

Commission expires 1/25/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

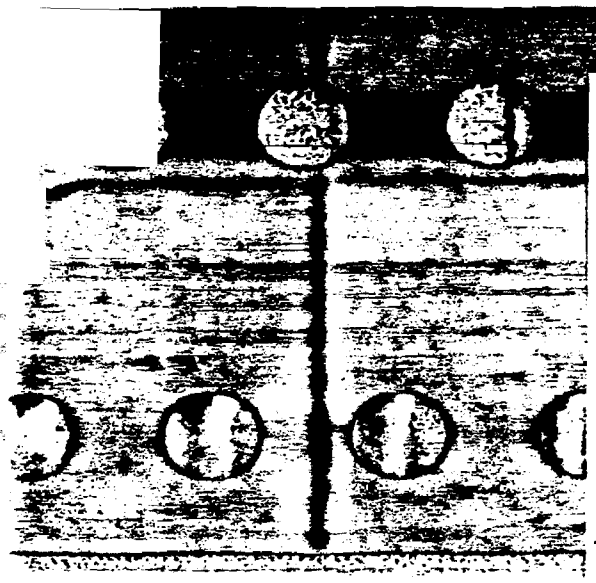
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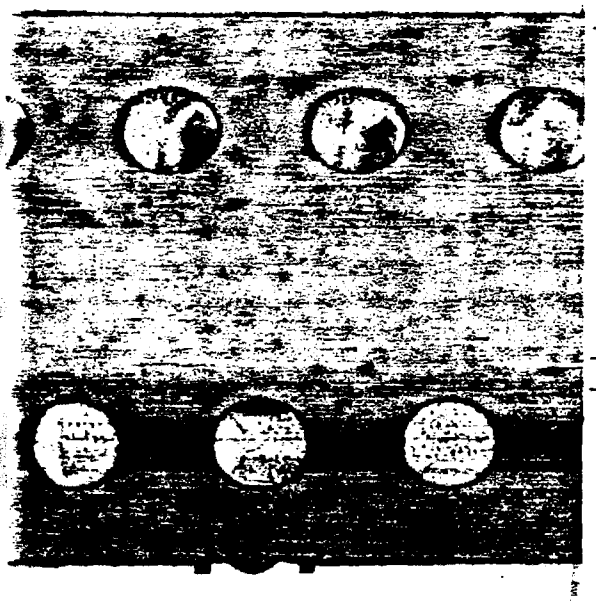
IDENTIF. & REFERENCE

96 AUG -7 AM 10:33

REGISTER
DAVIDSON COUNTY, TN.

4329 08/07 01:01 03CHECK 3381.55





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10143 PG 953

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 911500-00
				CON TX 3372-55
				PRFEE 1-00
				WDEED 8-00
				TOTAL 3381-55
				CHECK 3381-55
			08/07/96 01	10:38 0001 4328

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0212033
IDENTIF. # REFERENCE

96 AUG -7 AM 10: 33

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1016933