BOOK 10201 PG 442

Bay 58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 104,000.00
Cleston B. Daniels
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF September 19 96
Notary Public
MY COMMISSION EXPIRES: 1/29/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madison Office Building (NAME)	NEW OWNER (NAME)	MAP 42-16
201 Madison Street (ADDRESS)	(ADDRESS)	PARCEL 229
Madison, TN 37115 (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, Warren T. Hill and wife, Patricia Gayle Hill, a one-half (1/2) undivided interest and Warren T. Hill, a one-half (1/2) undivided interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Madison Office Building, a general partnership composed of Cleston B. Daniels, Thomas E. Stewart and Julio Pierpaoli

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 Lot No. 2 on the plan of resubdivision of the northeast part of the Rosser Tract, of record in Plat Book 4470, page 127, Register's Office for said County.

Said Lot No. 2 fronts 51.01 feet on the southerly margin of Madison Street and extends back between lines 238.01 feet on the westerly line and 238.42 feet on the easterly line to a dead line in the rear measuring 51.12 feet thereon.

Being the same property conveyd to Cecil B. McMurtry and wife, Yvonne Rita McMurtry and Warren T. Hill and wife, Patricia Gayle Hill, by deed from Wilson D. Webb and wife, Ruth Webb, of record in Book 6725, page 764, Register's Office for Davidson County, Tennessee. Cecil B. McMurtry and wife, Yvonne Rita McMurtry conveyed all of their 50% interest to Warren T. Hill of record in Book 8445, page 74, said Register's Office.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1996, prorated and assumed by the Grantees the day of closing; all matters as shown on the plan of record in Book 4470, page 127, said Register's Office; any and all easements located on the property; subject to the rights and claims of parties in possession; and subject to any and all leases not of public record.

2209 09/24 0101 03CHECK 393.80

unimproved ( )
This is improved (X) property, known as 201 Madison Street, Madison, TN 37115
(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 24th day of September 19 96

Warren T. Hill (all of my interest)

Patricia Gayle Hill

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 Warren T. Hill and wife, Patricia Gayle Hill

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 24th day of September 19 96.

Commission expires 1/29/2000

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_____.

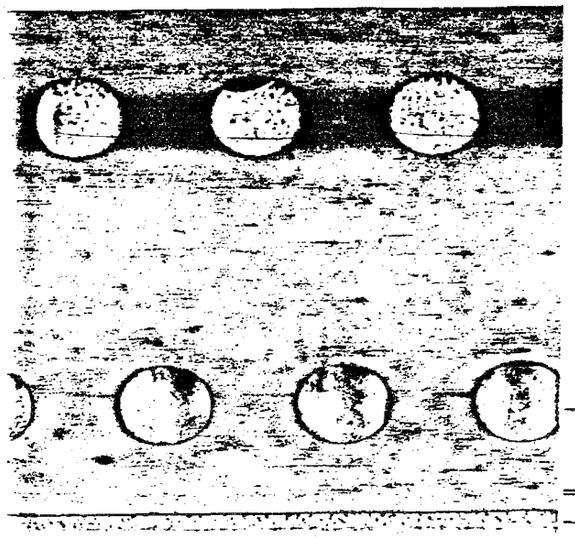
My commission expires _____

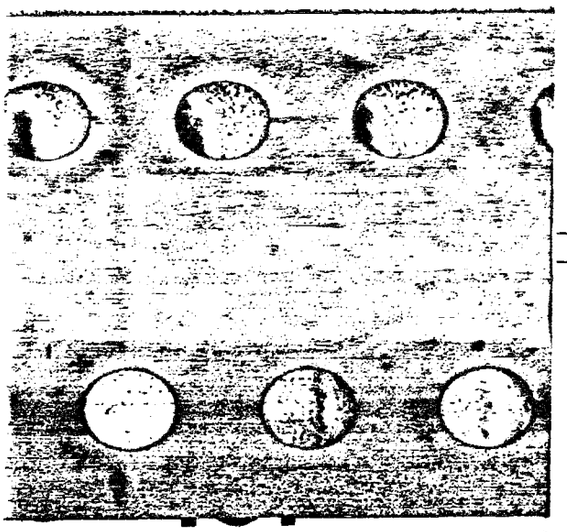
Notary Public

IDENTIFICATION REFERENCE 022730

96 SEP 24 PM 2:20

ELLA G. ALLEN, REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10201 PG 444

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	104000.00
			CON TX	384.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	393.80
			CHECK	393.80
09/24/96	01		14:24 0001	2209

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0228730
IDENTIF. ↑ REFERENCE

96 SEP 24 PM 2:20

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1034615