This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

BOOK 10241 PG 872

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 480,000.00.

Affiant

Subscribed and sworn to before me this 25th day of October, 1996.

Notary Public

My commission expires: My Commission Expires: 1996

0241375
IDENTIFICATION/REFERENCE

96 OCT 30 AM 9:59

FILE BOX 57

GENERAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
J. Frank Crowell, Jr. Box 40101 NASHVILLE, TN 37204-0101	Same	Map: 105-02 Parcel: 99

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 of which is hereby acknowledged, **917 Eighth Avenue Associates**, a partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **J. Frank Crowell, Jr.** (the "Grantee"), his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lots 4 and 5 on the Plan of Overton's Rock Castle tracts, as recorded in Plat Book 21, page 94, Register's Office for Davidson County, Tennessee and described according to a survey by Dale and Associates dated October 9, 1996;

Beginning at an iron rod situated in the westerly margin of Eighth Avenue South, said point being the southeast corner of the M & Office Machines Company, Inc., of record in Deed Book 5042, page 927, R.O.D.C., Tn., said point being the northeast corner of the herein described tract;

Thence, along said road, S 01 deg. 52'00"E, a distance of 101.39 feet to an iron rod;

Thence, leaving said road, N 81 deg. 54'29"W, a distance of 192.24 feet to an iron rod situated in the easterly margin of Alley No. 404;

Thence, along said alley, N 05 deg. 21'00"E, a distance of 101.00 feet to an iron rod;

Thence, leaving said alley, S 81 deg. 34'55'E, a distance of 179.54 feet to a point of beginning and containing 18,652.22 square feet or 0.428 acres of land more or less.

Being the same property conveyed to 917 Eighth Avenue Associates, a partnership composed of Charles Edward Benneyworth, Albert George Benneyworth, Mary Martha Greer, Greer Investment Company, a Tennessee corporation, and July Realty Company, a partnership composed of H. Lynn Greer and June Greer Bogle, by Special Warranty Deed from Walter L. Timmons, Jr., of record in Book 7638, page 732, Register's office for Davidson County, Tennessee; Mary Martha Greer being deceased and her partnership interest having tranferred to July Realty Company.

This conveyance is subject to the following:

Taxes for 1996, which have been prorated and are assumed by the Grantee.

If improvements are complete after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. Sec. 67-5-603 et seq.

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 the Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is

unencumbered, except as set forth above.

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed by the signatures of the partners of the Grantor as permitted by the Partnership Resolution attached hereto as Exhibit A as of the 24th day October, 1996.

917 EIGHTH AVENUE ASSOCIATES, a partnership

By: Albert G Benneywdrth
Albert George Benneywdrth, Partner

By: JULY REALTY COMPANY, PARTNER

By: [signature]
Its: General Partner

By: GREER INVESTMENT COMPANY, PARTNER

By: [signature]
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Albert George Benneywdrth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner and authorized to execute this instrument on behalf of **917 Eighth Avenue Associates**, a partnership the within named bargainor, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and official seal at office, on this the 24th day of October, 1996.

Thomas C. Hunt
NOTARY PUBLIC

My Commission Expires: _____

My Commission Expires Nov 20 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared H. Lynn Greer, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be partner and authorized to execute this instrument on behalf of **July Realty Company**, the within named bargainor, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and official seal at office, on this the 24th day of October, 1996.

NOTARY PUBLIC

My Commission Expires:_____

My Commission Expires NOV 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared H. Lynn Greer, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be partner and authorized to execute this instrument on behalf of **Greer Investment Company**, the within named bargainor, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and official seal at office, on this the 24th day of October, 1996.

NOTARY PUBLIC

My Commission Expires:_____

My Commission Expires NOV 20, 1996

greer\917avn.gwd

EXHIBIT A

BOOK 10241 PG 876

PARTNERSHIP RESOLUTION

The undersigned hereby certify that they are all of the partners of **917 Eighth Avenue Associates,** a partnership and do authorize and direct July Realty Company, Greer Investment Company and/or Albert G. Benneyworth to execute any and all instruments any of the same may deem necessary and proper to transfer that real estate described in Exhibit A attached hereto. The above partners or any of them are also specifically authorized to execute a Mechanics Lien Affidavit and Indemnity for the benefit of Chicago Title Insurance Company and any leases or modifications of leases with respect to the propety.

IN WITNESS WHEREOF, the undersigned have executed this Partnership Resolution this 2d day of September, 1996.

Charles E. Benneyworth

Charles E. Benneyworth

Albert G. Benneyworth

Greer Investment Company

By: _____

Its: _____

July Realty Company

By: _____
H. Lynn Greer, Jr.

By: _____
June Greer Bogle

greer.dir\ptrship.res

EXHIBIT "A"

Land in Davidson County, Tennessee, being party of Lots 4 and 5 on the Plan of Overton's Rock Castle tracts, as recorded in Plat Book 21, page 94, Register's Office for Davidson County, Tennessee and described according to a survey by Dale and Associates dated October 9, 1996;

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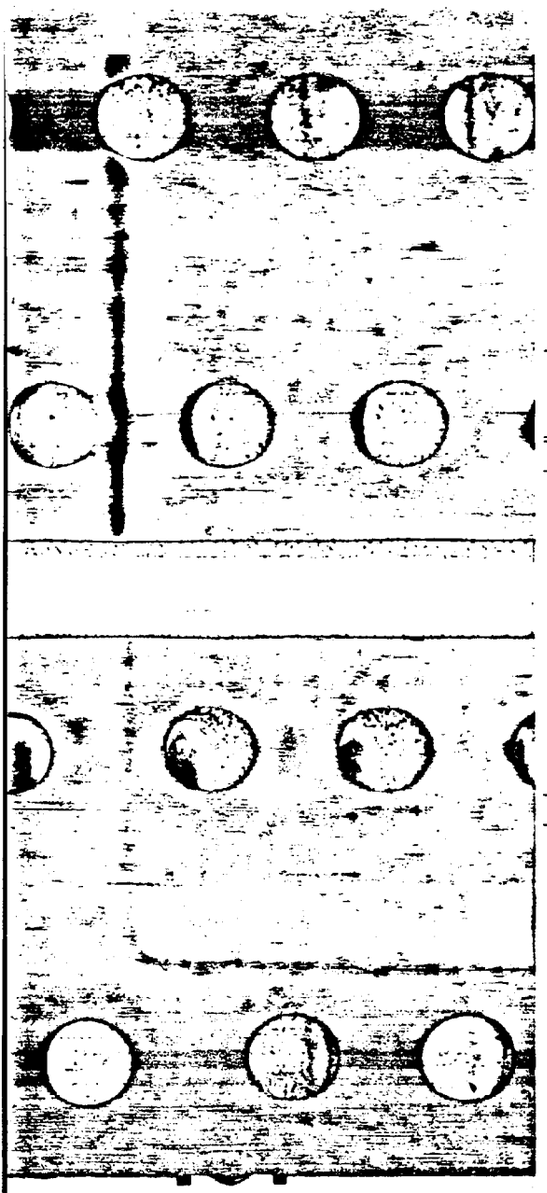
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5696 10/30 0101 03CHECK 1801.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10241 PG 878

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 480000.00	
			CON TX 1776.00	
			PRFEE 1.00	
			WDEED 24.00	
			TOTAL 1801.00	
			CHECK 1801.00	
10/30/96	01		10:03 0001 5696	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0241375
IDENTIF. ↑ REFERENCE

96 OCT 30 AM 9:59

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

№ 1082644

No. [redacted]