BOOK 10255 PG 496

37
BSMJ

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
B&W Investments P.O. Box 180009 Nashville, Tennessee 37218	Map-Parcel 82-10-41	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (APC) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One and No/100 Dollars ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **GEORGE B. TREADWAY, TRUSTEE OF THE GEORGE B. TREADWAY REVOCABLE TRUST U/A DATED OCTOBER 29, 1993** (the "Grantor") has bargained and sold, and by these presents transfers and conveys to **B & W INVESTMENTS**, a Tennessee general partnership composed of John B. Jewell IV and Charles W. Crichton (the "Grantee"), certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

This is improved property, known as 302 North First Street, Nashville, Tennessee..

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds himself to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

96 NOV -8 PM 3:55

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

02152.9

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $20,000.00

Charles W Crichton
Affiant

Subscribed and sworn to before me this 8th day of November, 1996.

Barbara S. Williams
Notary Public
My Commission Expires: BARBARA S. WILLIAMS Notary Public, Davidson Co. TN My Comm. Expires May 30, 1999

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

0377259.01
075851-016 11/05/96

IN WITNESS WHEREOF, the Grantor has executed this Deed this 30 day of October, 1996.

GEORGE B. TREADWAY REVOCABLE TRUST
U/A DATED OCTOBER 29, 1993

By: George B. Treadway, TRUSTEE
George B. Treadway, Trustee

STATE OF Florida
COUNTY OF LAKE

Personally appeared before me, the undersigned, a Notary Public of said county and state, GEORGE B. TREADWAY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Trustee of the George B. Treadway Revocable Trust U/A dated October 29, 1993, and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and Official Seal, at Leesburg, Florida County, LAKE, this 30 day of October 1996.

PAMELA L. PATE
MY COMMISSION # CC 500421
EXPIRES: October 9, 1999
Bonded Thru Notary Public Underwriters

Pamela L Pate
Notary Public

My Commission expires: 10-9-99

0377259.01
075851-016 10/21/96

EXHIBIT A

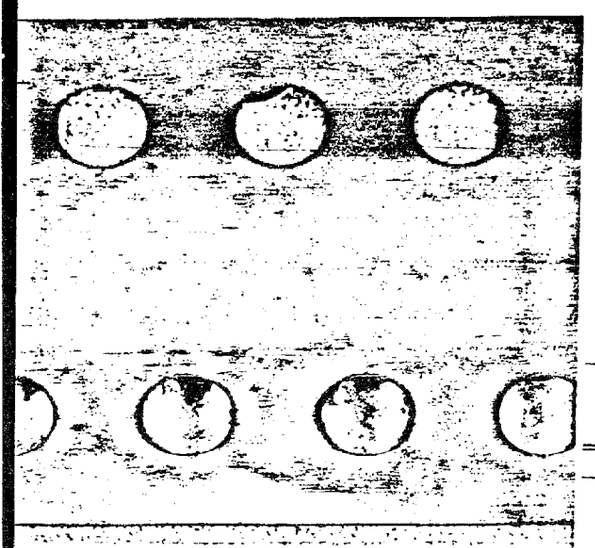
Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the First Division of the Shelby Estate in East Nashville, as of record in Plan Book 1, page 10, Chancery Court at Nashville, described according to a survey made by Parrish Engineers, Incorporated, December 30, 1965, as follows:

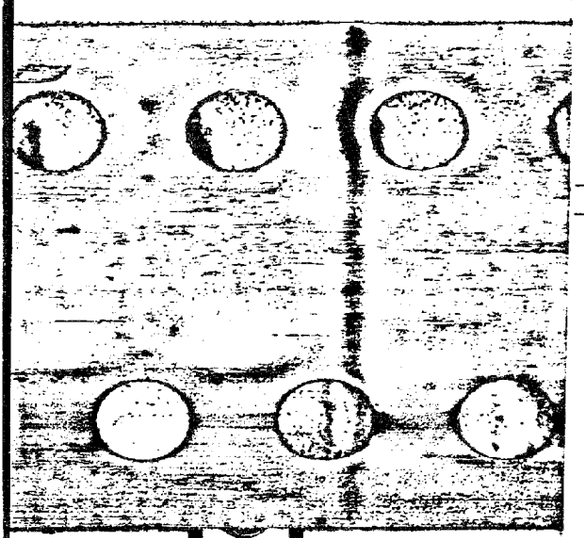
Beginning at a 2 inch iron pipe in the back edge of the sidewalk on the west side of North 1st Street; said pipe being the northeast corner of the property conveyed to Humble Oil & Refining Company by M.N. Young, of record in Book 3165, page 175, Register's Office for Davidson County, Tennessee, being also the common corner of said Chevron Oil Property and the Humble Oil property located at the northwest corner of North 1st and Spring Streets, said point being 113.15 feet north of the north end of a short radius curve at the northwest right-of-way of North 1st and Spring Streets; thence with Humble Oil Company's north line 85 degrees 30 minutes West 210.00 feet to a 2 inch iron pipe in the margin of an alley (now closed); thence with the east margin of said alley, north 3 degrees 5 minutes east 47.0 feet to a point; said point being the southwest corner of the property conveyed to James D. Stevens by Delia T. Holland Kidd, of record in Book 1969, page 20, said Register's Office; thence with Stevens' southerly line south 85 degrees 30 minutes east 210.00 feet to a point in the west margin of North 1st Street; thence with the west margin of North 1st Street, south 3 degrees 51 minutes west 47.0 feet to the point of beginning.

INCLUDED in the above, BUT EXCLUDED THEREFROM is that portion thereof described in the deed from George G. Treadway and wife, Dixie S. Treadway, to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8316, page 89, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George B. Treadway, Trustee, of the George B. Treadway Revocable Trust U/A dated October 29, 1993, by deed from George B. Treadway and wife, Dixie S. Treadway, of record in Book 9215, page 517, Register's Office for Davidson County, Tennessee.

9881 11/08 0101 03CHECK 87.00





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

RECEIVED OF _____

FOR _____

BOOK 10255 PG 499

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
			MAMT 20000.00	
			ERR CO	
			MAMT 20000.00-	
			CAMT 20000.00	
			CON TX 74.00	
			PRFEE 1.00	
			WDEED 12.00	
			TYPE 87.00	
			CHECK 87.00	
11/08/96	01	15:58 0001	9881	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0245249
IDENTIF. # REFERENCE

96 NOV -8 PM 3:55

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1086791