0248747

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN & CALDWELL
a Profession Corporation
511 Union Street, Suite 1700
Nashville, Tennessee 37219

96 NOV 21 AM 10:35

REGISTER
DAVIDSON COUNTY, TN.

Address New Owner as follows:
Forrest Reeves
108 Lafayette Street
Nashville, Tennessee 37210

Send Tax Bills To:
Same

Map-Parcel No.
Map 93-15
Parcel 123

BOOK 10266 PG 398

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

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

Notary Public

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Rock City Realty Co. Inc., a Tennessee corporation,** hereinafter called "Grantor", has bargained and sold, and by these presents do transfer and convey unto **Forrest Reeves,** hereinafter called "Grantee", his heirs, successors and assigns, all of its interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

Said property is transferred subject to the limitations, restrictions and encumbrances set forth on Exhibit A.

This is improved property known as 108 Lafayette Street, Nashville, Tennessee.

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, his heirs, successors and assigns, forever.

And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

And Grantor does further covenant and bind itself, its successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, 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.

WITNESS this 1st day of November, 1996.

ROCK CITY REALTY CO., INC.
a Tennessee corporation

BY: _____
Kenneth Brake, Jr.

TITLE: President

STATE OF Colorado

COUNTY OF Teller

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kenneth Brake, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledge himself to be President of Rock City Realty Co., Inc., a Tennessee corporation, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office, in Woodland Park, Colorado, this the 13th day of November, 1996.

_____
Notary Public

My Commission Expires:

My Commission Expires 09/05/99

NOTARY PUBLIC STATE OF COLO

EXHIBIT A

PROPERTY DESCRIPTION

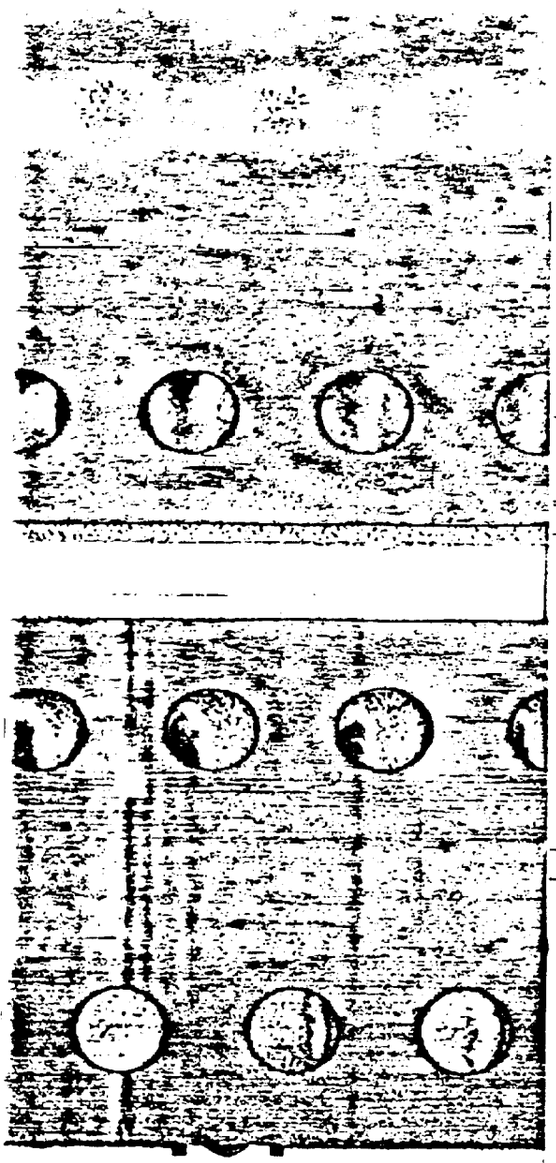
Land in Davidson County, Tennessee, being Lot No. 6 on the resubdivision of property north of Lafayette Street between Old University Street and Carroll Street as shown on plan of record in Book 2663, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the property conveyed by Kenneth S. Brake, Nelle Clark Brake and Kenneth S. Brake, Jr., as tenants in common, and as former partners doing business under the partnership name of Rock City Amusement Company, to Rock City Realty Co., Inc., by Warranty Deed of record in Book 2651, page 50, Register's Office for Davidson County, Tennessee. Rock City Realty Co., Inc., a Tennessee corporation, merged into Rock City Amusement Co., Inc., a Tennessee corporation, by instrument of record in Book 8649, page 543, and an amendment and change of name to Rock City Realty Co., Inc., a Tennessee corporation, of record in Book 10257, page 117, Register's Office for Davidson County, Tennessee.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Ad Valorem Taxes for the year 1996 and subsequent years.
2. All matters as shown on the plan of record in Book 2663, page 32, said Register's Office.
3. Rights of lessees, tenants or occupants of premises or any part thereof.
4. Easement of record in Book 5624, page 948, said Register's Office.

7794 11/21 0101 03CHECK 468.10



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10266 PG 401

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 125000.00
CON TX 455.10
PRFEE 1.00
WDEED 12.00
TOTAL 468.10
CHECK 468.10

11/21/96 01 10:39 0001 7794

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0248747
IDENTIF. ▲ REFERENCE

96 NOV 21 AM 10:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1090500