Box 37
LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
1221 Partners, L.L.C. 1912 21st Avenue South Suite 200 Nashville, TN 37212	Tax Map-Parcels: 105-130-101.00, 105-130-100.00 105-130-99.00	Owner
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (apc) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

BOOK 10292 PG 928

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, H.G. HILL REALTY COMPANY, a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to 1221 PARTNERS, L.L.C., a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to real estate taxes for the current year which have been prorated between the parties.

This is improved property, known as 2315 12th Avenue South, Nashville, Tennessee.

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

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $137,500.00.

Mark Dubsch
Affiant

Subscribed and sworn to before me this 16th day of December, 1996.

Notary Public
My Commission Expires: 11-25-98

0387629.01
039560-027 12/13/96

IN WITNESS WHEREOF, the Grantor has executed this Deed this 16th day of December, 1996.

H.G. HILL REALTY COMPANY

By: John B. Hardcastle
John B. Hardcastle, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, John B. Hardcastle, Notary Public, John B. Hardcastle, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of H.G. Hill Realty Company, a Tennessee corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 16th day of December, 1996.

Ann Pebbs Caigle
Notary Public

My Commission Expires: 11-28-98

0387629.01
039560-027 12/10/96

BOOK 10292 PG 930

EXHIBIT A

Legal Description
2315 12th Avenue South

Land in Davidson County, Tennessee, being Lot No. 12 as shown on Belmont Land Company's Plan, called Belmont Heights, of record in Book 421, page 34, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

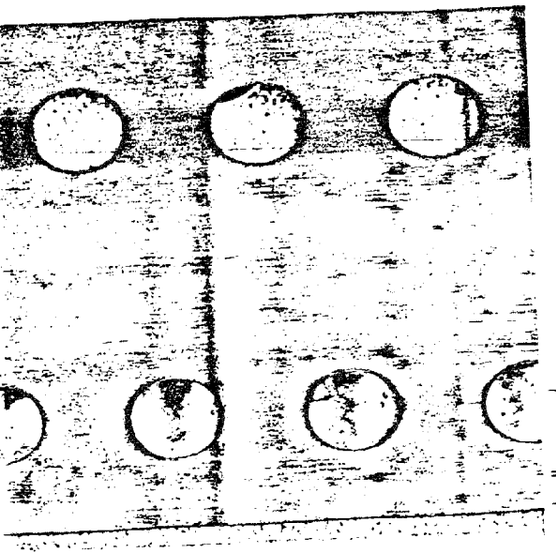
Included in the above, but excluded therefrom is that portion described in Deed from H.G. Hill Company to Elizabeth Redd, of record in Book 658, page 662.

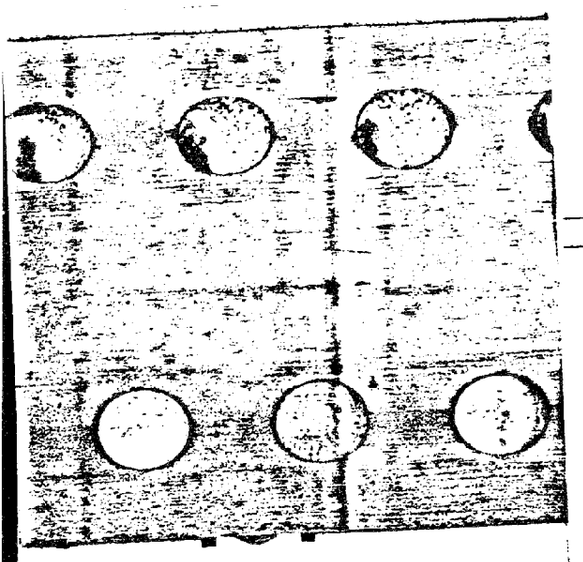
Being the same property conveyed to H.G. Hill Realty Company by deed from H.G. Hill Company of record in Book 752, page 528, said Register's Office.

0256569
IDENTIF. ↑ REFERENCE

96 DEC 17 AM 10:45
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

6528 12/17 0101 03CHECK 521.75





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

RECEIVED OF _____

FOR _____

BOOK 10292 PG 931

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	137500.00
			CON TX	508.75
			PRFEE	1.00
			WDEED	12.00
			TOTAL	521.75
			CHECK	521.75

12/17/96 01 10:47 0001 6528

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256569
IDENTIF. # REFERENCE

96 DEC 17 AM 10:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1099133