#261491

IDEN... ...ERCE

FROM: RUBY F. MARTIN, EXECUTRIX OF
THE ESTATE OF MAURICE T. GOSSETT

TO: PROFESSIONAL REAL ESTATE
DEVELOPERS, INC.

97 JAN -3 PM 3:22

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

PICK-UP

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Professional Real Estate | SAME | Map 93-9, |
| Developers, Inc. | | Parcels 73, |
| 211 Powell Blvd. SE | | 74, 75, 76, 77 |
| Nashville, Tn. 37213 | | and 78 |

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BK/10310 PG 605

The actual consideration or value, whichever is greater, for this transfer is $1,125,000.0.

Affiant

Subscribed and sworn to before me, this the 3rd day of January, 1997.

Notary Public

My Commission Expires
My Comm. Expires: August 20, 2000

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Ruby F. Martin, Executrix of the Estate of Maurice T. Gossett, hereinafter referred to as "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Professional Real Estate Developers, Inc., a Tennessee corporation, hereinafter referred to collectively called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of 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 following:

1. 1997 Metropolitan Government taxes.

2. Construction and slope easement contained in instrument of record in Book 4353, page 966, as amended in Book 4637, page 792, said Register's Office.

3. Easements retained in Metropolitan County Council Bill No. 74-972.

4. Lack of direct access to 13th Avenue North from subject property.

This is improved property known as 1205 Church Street, Nashville, Tn. 37203.

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 GRANTOR does covenant with the said GRANTEE that she 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 herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 my hand this 3rd day of January, 1997. T/10313:606

Ruby F. Martin, Executrix
Ruby F. Martin, Executrix of the Estate
of Maurice T. Gossett

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruby F. Martin, Executrix of the Estate of Maurice T. Gossett, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Brentwood, Tennessee, this the 3rd day of January, 1997.

Carol R. Lewis
NOTARY PUBLIC

My Commission Expires: 1/25/97

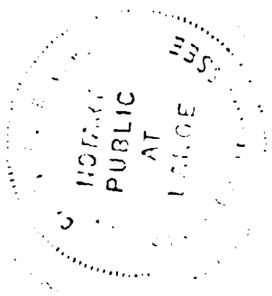


EXHIBIT A



TRACT NO. I:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lots Nos. 135 and 136 on the Plan of Hynes' Addition to Nashville, as of record in Plan Book 1, page 21, Chancery Court at Nashville.

Said Lots Nos. 135 and 136 front together 152 feet on the southerly side of Church Street and extend back between parallel lines, with the westerly margin of 12th Avenue North, formerly Knowles Street, 140 feet to the northerly line of Lot No. 137, the westerly line of said property running back with the easterly margin of an alley.

Tract No. I being the same property conveyed to M. T. Gossett by deed from Thomas F. Nenon, Nona May Ezell, Helen Gertrude Mogan, Katherine N. Power, Anna M. Breen and Eva Flanigan, Trustee, of record in Book 1194, page 672, Register's Office for said County.

TRACT NO. II:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the northerly part of Lot No. 137 on the Plan of Hynes' Addition to Nashville, as of record in Plan Book 1, page 21, Chancery Court at Nashville, described as follows:

Beginning at a point on the westerly margin of 12th Avenue North, formerly Knowles Street, said beginning point is also 140 feet south of the southwest corner of Church Street and 12th Avenue North; running thence along the westerly margin of 12th Avenue North, southwardly 60 feet; thence westwardly 152 feet to an alley; thence with the easterly margin of said alley, northwardly 60 feet; thence eastwardly 152 feet to the point of beginning,

Tract No. II being the same property conveyed to M. T. Gossett by deed from Katherine N. Power, Nona May Ezell, Anna M. Breen, Thomas F. Nenon, Helen Gertrude Mogan and Eva Flanigan, Trustee, of record in Book 1286, page 137, said Register's Office.

TRACT NO. III:
Two tracts or parcels of land in Davidson County, Tennessee, and being Lot No. 141, and a part of Lot No. 142 in Hynes Addition to the City of Nashville, a plan of record in Minute Book B, page 85, in the Chancery Court for Davidson County, Tennessee, at Nashville. Said Lot No. 141, and part of Lot No. 142, are more particularly described as follows:

Parcel One: Lot No. 141 fronts 75 feet on the south side of Church Street and runs back between parallel lines with the west margin of a 20 foot alley, 140 feet more or less to the line of Lot No. 143 of said plan.

Parcel Two: Part of Lot No. 142: Beginning at a point on the southerly margin of Church Street, said point being the common corner of Lots Nos. 141 and 142, as shown on said plan; thence, with the said southerly margin of Church Street, in a westerly direction, 48.01 feet to a point to the beginning of a curve; thence, westwardly and southerly along an arc of radius 25 feet and curving to the left, 41.18 feet to the point or tangency in the easterly margin of Thirteenth Avenue North; thence with the easterly margin of Thirteenth Avenue North, in a generally southerly direction, 113.01 feet to an iron spike, the southwesterly corner of said Lot No. 142; thence, in a generally easterly direction, along a line parallel to the southerly margin of Church Street, the easterly margin of said Lot No. 142, 75.0 feet, to the common rear corners of Lots Nos. 141 and 142 as shown on said plan; thence, in a generally northerly direction, along the

common line of said Lots Nos. 141 and 142, 140.00 feet to the point of beginning.

Tract No. III being the same property conveyed to M. T. Gossett by deed from Murco Stations, Inc., a Delaware corporation, to M. T. Gossett and Howard A. Gossett, partners doing business as Gossett Associates, of record in Book 4642, page 748, said Register's Office, and by deed from Margaret Muehlemeyer, Executrix of the Estate of Howard A. Gossett, of record in Book 9555, page 648, said Register's Office.

TRACT NO. IV:

Parcel I: Being the southerly one-half of Lot No. 143 on the Plan of Hyne's Addition to Nashville, of record in Minute Book "B", page 85, Chancery Court at Nashville, Tennessee.

Said part of Lot No. 143 fronts 50 feet on the easterly side of 13th Avenue, North, formerly Ewing or Morgan, Street and runs back 150 feet to an alley, measuring 48-1/2 feet thereon.

Parcel II: Being the northerly one-half of Lot No. 138 on the Plan of Hynes' Addition to Nashville, as of record in Minute Book "B" , page 85, Chancery Court at Nashville, Tennessee.

Said part of Lot No. 138 fronts 35 feet on the westerly side of 12th Avenue North, formerly Knowles Street, and runs back between lines, with the southerly margin of Lot No. 137, 152 feet to the easterly margin of an alley, measuring 37-1/2 feet thereon.

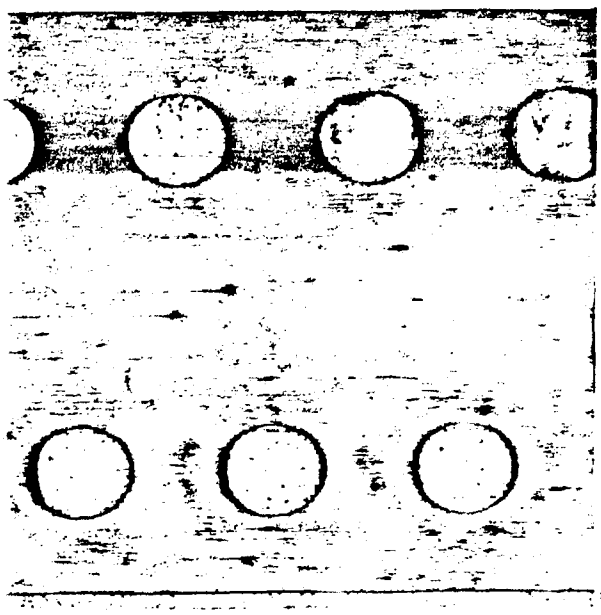
Tract No. IV being the same property conveyed to M. T. Gossett by deed from Lucille A. Lehman and Commerce Union Bank as Executor and trustee under the will of Patrick Cleary Gilmore, of record in Book 4936, page 837, said Register's Office.

TRACT NO. V:
Land in Davidson County, Tennessee, being the northerly half of Lot No. 143 on the Map of Hynes Addition, of record in Minute Book B, page 85, of Chancery Court of Nashville. Said part of said Lot No. 143 fronts 50 feet on the east side of 13th Ave., North formerly Morgan Street and runs back between parallel lines 150 feet to the alley, on which it measures 48.5 feet.

Tract No. V being the same property conveyed to M. T. Gossett by deed from Phillip G. Breen, Jr. and wife, Polly Breen, of record in Book 7459, page 539, said Register's Office.

TRACT NO. VI:
That portion of Alley No. 241, as described in and closed pursuant to Bill No. 68-656, as amended by Bill No. 74-972, Metropolitan County Council.

2005 01/03 0101 03CHECK 4179.50



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

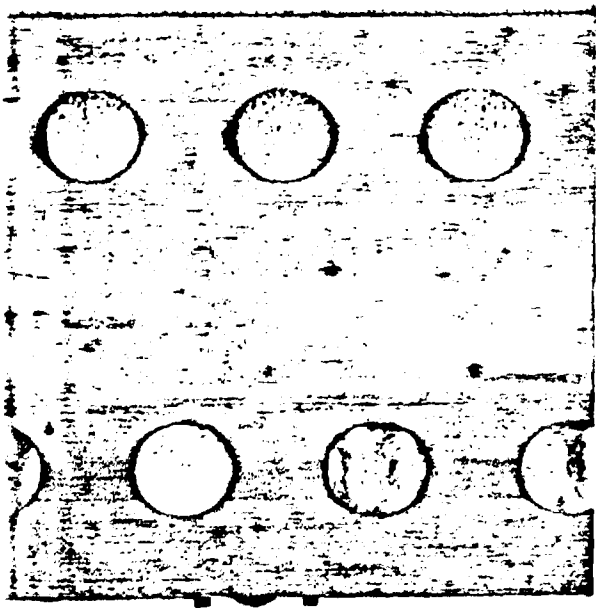
FOR _____

BOOK 10310 PG 609

| | | |
|---|---|---|
| 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 | 1125000.00 |
| | | | CON TX | 4162.50 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 16.00 |
| | | | TOTAL | 4179.50 |
| | | | CHECK | 4179.50 |
| 01/03/97 | 01 | 15:24 | 0001 | 2005 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



02614491

IDENTIFICATION REFERENCE

97 JAN -3 PM 3:52

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 1104550