BOOK 10323 PG 214

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THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Clark Avenue Partnership 1717 Church Street Nashville, TN 37203	Same	Map 93-10 Parcel 32 & 33

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me this 15th day of January, 1997.

Notary Public

My commission expires: 7/24/97

97 JAN 17 PM 3:40
REGISTER
DAVIDSON COUNTY, TN.

0265192
IDENTIF. & REFERENCE

JOHN T. COOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN.

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **WILLIAM E. MULLINS, II**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CLARK AVENUE PARTNERSHIP, a Tennessee general partnership composed of John A. Carpenter, David R. Wright, and Clark Avenue, LLC, a Tennessee limited liability company,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

LAND in Davidson County, Tennessee, being all of Lots 15, 16 and 17 of Clark Place Subdivision as of record in Plat Book 1, page 139, Register's Office of Davidson County, Tennessee ("RODC"), together with Lot 1 and part of Lot 2 of Neal's Subdivision as of record in Plat Book 57, page 68, RODC, together with the part of Alley No. 123 closed by Metro Council Bill No. 76-196 (Easements Retained), and being more particularly described as follows, to wit:

Beginning at a chiseled "X" at the intersection of the South Right-of-Way of Clark Place, 54 feet in width and the East Right-of-Way of Ninth Avenue South, 40 feet in width, thence with the South Right-of-Way of Clark Place, North 56° 28' 11" East a distance of 124.85 feet to a PK nail set at the intersection with the West Right-of-Way of Alley No. 115, 15 feet in width; thence, leaving the south Right-of-Way of Clark Place and with the West Right-of-Way of Alley No. 115, South 33° 01' 29" East a distance of 152.9 feet to an old iron rod set at the intersection with the North Right-of-Way of Alley No. 123, 12 feet in width; thence, leaving the West Right-of-Way of Alley No. 115 and with the North Right-of-Way of Alley No. 123, South 56° 58' 31" West a distance of 31.8 feet to a chiseled "X" at the intersection with the West Right-of-Way of Alley No. 115, 20 feet in width; thence, leaving the North Right-of-Way of Alley No. 123 and with the West Right-of-Way line of Alley 115, South 32° 50' 12" East a distance of 98.87 feet to a point at a corner common with

the property now or formerly owned by William E. Mullins as of record in Book 6546, page 698; thence, leaving the West Right-of-Way of Alley No. 115 and with William Mullins South 55° 53′ 33" West a distance of 92.00 feet to a chiseled "X" in the East Right-of-Way line of Ninth Avenue South; thence, with the East Right-of-Way line of Ninth Avenue South, North 33° 11′ 29" West a distance of 252.40 feet to the point of beginning.

The above description was been prepared by Cherry Land Surveying, Tennessee Registered Land Surveyor No. 1512, 622 West Iris Drive, Nashville, Tennessee 37204.

This being the same property conveyed to William Mullins by deed from Fritz Bateman as of record in Book 6998, page 209, Register's Office for Davidson County, Tennessee.

This is improved property known as 807 Clark Place and 312 9th Avenue South, Nashville, TN 37203.

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he above described property is not residential property and has not served as the residence of Grantor or any spouse of Grantor.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the undersigned 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, except as set out on the attached Exhibit "A"; and the Grantor does further covenant and bind itself, its successors 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.

IN WITNESS WHEREOF, this instrument has been executed this 15th day of January, 1997.

William E. Mullins II

WILLIAM E. MULLINS, II

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM E. MULLINS, II, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 15th day of January, 1997.

NOTARY PUBLIC

My Commission Expires: 7/24/97

WD.814

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

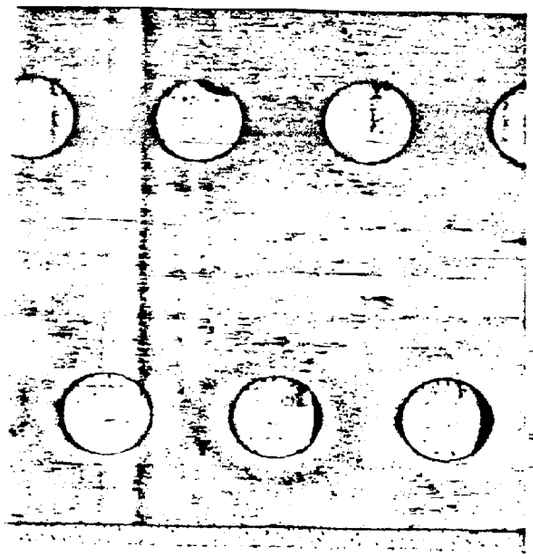
ENCUMBRANCES

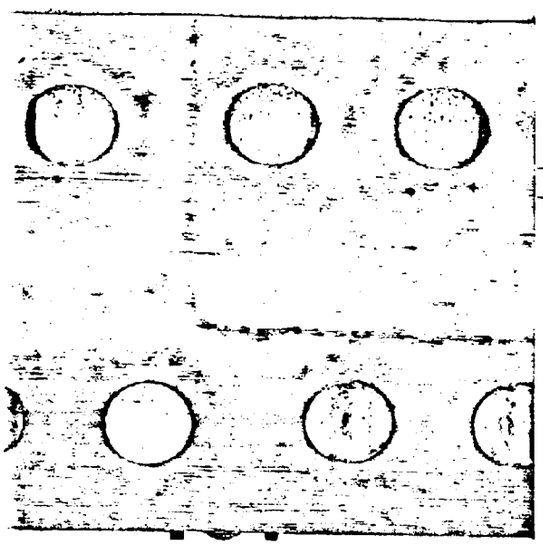
1. The Plan of record in Book 1, page 139, said Register's Office, shows an Owner's Certificate, and certain easements and setback lines.

2. The Plan of record in Book 57, page 68, said Register's Office, shows an Owner's Certificate, and certain easements and setback lines.

3. Easements and other rights retained by Metropolitan Government of Nashville and Davidson County, Tennessee in and to that portion of Alley No. 123 now closed, as set out in Metro Ordinance No. 76-196 dated June 16, 1976.

5917 01/17 01:01 03CHECK 1863.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10323 PG 217

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 500000.00
CON TX 1850.00
PRFEE 1.00
WDEED 12.00
TOTAL 1863.00
CHECK 1863.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5917

0265192
IDENTIF. ↑ REFERENCE

97 JAN 17 PM 3:40
REGISTER
DAVIDSON COUNTY, TN.

No. 1108412