Box 37 (AMM)

BOOK 10365 PG 291

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Barge, Waggoner, Sumner and Cannon, Inc. 162 Third Avenue North Nashville, TN 37201	Same	Map 93-11, Parcels 129, 131and 132 Map 93-10, Parcel 467
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (RFW) P.O. Box 198062, Nashville, Tennessee 37219		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Southalting Company, a Tennessee general partnership ("Grantor") has bargained and sold, and hereby transfers and conveys to Barge, Waggoner, Sumner and Cannon, Inc., a Tennessee corporation ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $435,000.00

Affiant

Subscribed and sworn to before me this 28th day of February, 1997.

Notary Public
My Commission Expires: 11/22/97

RICHARD F. WARREN NOTARY PUBLIC

0404138.01
013464-000 02/28/97

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Right of Way and Easement granted to South Central Bell, of record in Book 8854, page 713, said Register's Office.

Grantor covenants with 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 herein.

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

Executed this 28th day of February, 1997.

SOUTHALTING COMPANY, a Tennessee general partnership

By: Stuart S. Southard

Title: General Partner

This is improved property, known as 621 Third Avenue South, Nashville, Tennessee; unimproved property known as 617 Third Avenue South, Nashville, Tennessee; improved property known as 615 Third Avenue South, Nashville, Tennessee, and improved property known as 616 Fourth Avenue South, Nashville, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Richard F. Warren, Notary Public, Stuart S. Southard, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a general partner of Southalting Company, a Tennessee general partnership, and is authorized to execute this instrument on behalf of Southalting Company, a Tennessee general partnership.

WITNESS my hand and seal, at office in Nashville Tennessee, this 28th day of February, 1997.

Richard F. Warren
Notary Public

My Commission Expires: 11/22/97

RICHARD F. WARREN NOTARY PUBLIC DAVIDSON COUNTY

0404138.01
013464-000 02/28/97

EXHIBIT "A"

Land in Davidson County, Tennessee, being more particularly described as follows:

Tract 1: **Parcel A**

Beginning on the easterly margin of Fourth Avenue South, formerly Cherry Street, at Thompson's southwest corner; thence easterly with her south line, 140 feet, more or less, to the westerly margin of Guard Alley; thence with said alley southerly 31 feet, more or less, to Miss Sophie Brody's northeast corner; thence with her north line westerly 43.2 feet, more or less, to her corner; thence southerly with the storehouse wall 3 feet to a 2-foot alley between the lots herein described and the Brody lot; thence with said alley westerly 97.8 feet, more or less, to the easterly margin of said Avenue; thence with said Avenue, northerly 33.3 feet, more or less, to the beginning.

Parcel B

Being a part of Maj. William Campbell's Lots of record in Book U, pages 682 and 683, Register's Office for said County, and more particularly described as follows: Beginning at a point in the easterly margin of Fourth Avenue South, formerly Cherry Street, 270 feet north of the north margin of Elm Alley, as shown in the plan of Francis B. Fogg's Cherry Street Lots of record in Book 9, page 229, said Register's Office, said point of beginning being the northwest corner of Lot No. 9 in said Fogg plan; thence in an easterly direction, along the north line of Lot No. 9, 138 feet, more or less, to the west margin of Guard Alley; thence north along the west margin of said alley, 40 feet to the southeast corner of the property conveyed to J.B. Haynie, by deeds of record in Book 154, page 496, and in Book 158, page 533, said Register's Office, thence along Haynie's south line, in a westerly direction, 42.2 feet to a point; thence south 3 feet; thence westerly at right angles 12 feet; thence north 3 feet; thence westerly 83 feet, more or less, to a point in the easterly margin of Fourth Avenue South, Haynie's southwest corner; thence southerly along the easterly margin of Fourth Avenue South, 39.5 feet, to the point of beginning.

Parcel C

Being property known as 608-10-12 Fourth Avenue South, Nashville, Tennessee, and described according to a survey made by Geo. W. Watkins, Surveyor, April 7, 1959 as follows: Beginning at a point in the easterly margin of Fourth Avenue South, 133.5 feet south of the southerly margin of Lea Avenue; thence easterly 150.2 feet to an iron pin in the westerly margin of Guard Alley, said point being 121 feet south of the southerly margin of Lea Avenue; thence with said Alley, southerly 76 feet to a spike; thence westerly 144 feet to an iron pin

in the easterly margin of Fourth Avenue South; thence with the margin of same, northerly 77.5 feet to the point of beginning.

Tract 2: Land in Davidson County, Tennessee, being the south one-half of Lot No. 20 in Campbell's Plan of Lots as of record in Book U, page 682, of the Register's Office of said County, said southern half of Lot No. 20 begins at a point on the west side of Third Avenue South, formerly College Street, at a point on the said Street, the center of the front line of said lot and running southwardly with said Street or Avenue 30 feet to the common corner of Lots Nos. 20 or 21, on said plan; thence westwardly and at right angles and with the dividing line between said Lots Nos. 20 and 21, 138 feet, more or less, to an alley; thence northwardly with said alley 30 feet; thence eastwardly 138 feet, more or less, to the point of beginning.

Tracts 1 and 2 being part of the same property conveyed to Southalting Company, a partnership composed of Stuart S. Southard, Dudley E. Cunningham, Jr., and Charles S. Burkhalter by deed from First American National Bank and Lincoln L. Lakoff, Co-Trustees under the Will of John W. Yokley, deceased, of record in Book 6800, page 909, Register's Office for Davdison County, Tennessee.

Tract 3: Land in Davidson County, Tennessee, being Lot B of Lot No. 21 and the northerly five feet of Lot A of Lot No. 22 in the Resubdivision of part of Campbell's South Nashville Lots, a plan of which resubdivision is of record in Minute Book A, page 18, Chancery Court at Nashville.

Said Lot B and part of Lot A front together thirty-five feet on the westerly side of Third Avenue South, formerly College Street, and run back between parallel lines, one hundred forty feet, more or less, to an alley.

Tract 4: Land in Davidson County, Tennessee, being the north thirty feet of Lot No. 21 on the map of Campbell's Plan of South Nashville Lots, as of record in Book U, pages 682 and 683, Register's Office for said County, and also, shown as Lot A on the Map of the Subdivision of Lot 21 of said Campbell's plan as of record in Minute Book A, page 18, Chancery Court of Nashville.

Said Lot fronts thirty feet on the westerly side of Third Avenue South and runs back between parallel lines 138½ feet to an alley.

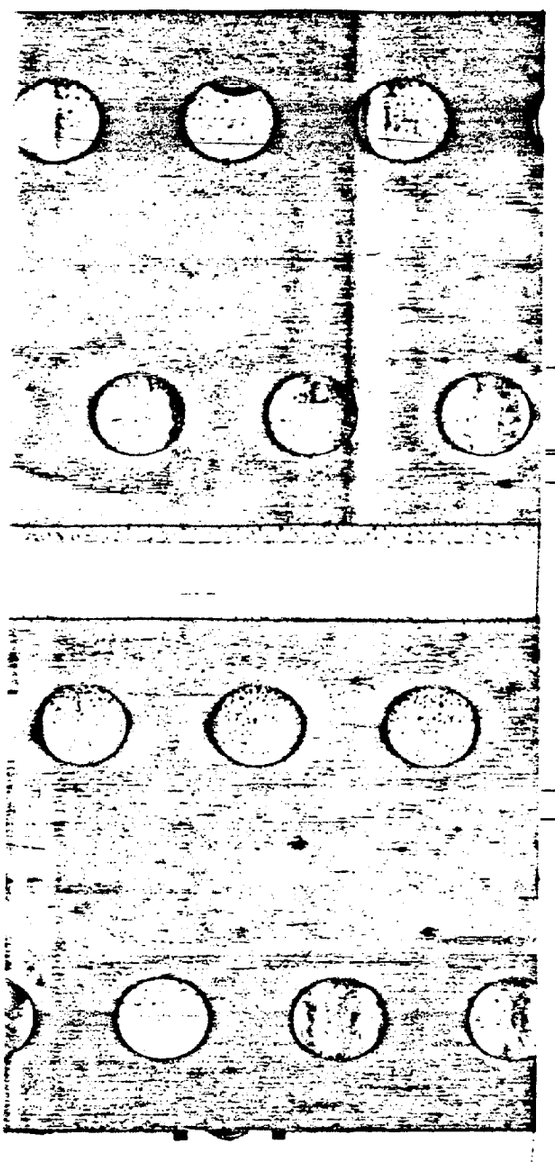
Tracts 3 and 4 being the same property conveyed to Southalting Company by deed from W. H. B. Properties, A Tennessee general partnership, composed of William H. Boner and Butch Eley of record in Book 7506, page 934, Register's Office for Davidson County, Tennessee.

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97 MAR -3 AM 11:02
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

0277942
IDENTIFICATION REFERENCE

0404138.01
013464-000 02/28/97



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10365 PG 295

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	
				435000.00
			CON TX	1609.50
			PRFEE	1.00
			WDEED	16.00
			TOTAL	1626.50
			CHECK	1626.50
03/03/97	01		11:04 0001	1671

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0277942
IDENTIF. # REFERENCE

97 MAR -3 AM 11:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1121573