Box 58-A (abs)

WARRANTY DEED

BOOK 10551 PG 141

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 19 97

Notary Public

MY COMMISSION EXPIRES: November 25, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS HIX & GRAY, 315 Deaderick Street, Ste. 1120, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
D'Affari Properties (NAME)	New Owner (NAME)	MAP 104-8
1219 16th Avenue, South (ADDRESS)	(ADDRESS)	PARCEL 226
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TMR, II, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO D'Affari Properties, a Tennessee general partnership comprised of Scott Borchetta and Christy DiNapoli

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 part of Lot No. 30 on O.B. Hayes' Plan of Large Lots, as of record in Book 21, page 87, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of 16th Avenue South, formerly Belmont Avenue, as widened 166-1/2 feet southwardly from the northerly line of said Lot No. 30, being the southeast corner of a strip of land 1-1/2 feet wide conveyed by Georgie M. Easeman and husband to B. Marvin Corlett and wife, by deed of record in Book 377, page 297, said Register's Office; running then southwardly with the westerly margin of said 16th Avenue south 53-1/2 feet to a stake; thence at right angles to said Avenue, westwardly along a line parallel with the northerly line of said Lot No. 30, 154-1/2 feet, more or less to an alley, said point being 220 feet southwardly from the margin of said Lot No. 30; thence with the easterly margin of said alley, northwardly 53-1/2 feet to a stake, 166-1/2 feet southwardly from the northerly margin of said Lot No. 30; thence eastwardly along a line parallel with and 166-1/2 feet southwardly from the northerly line of said Lot No. 30 154-1/2 feet, more or less, to the beginning on 16th Avenue South.

Being the same property conveyed to TMR, II, a Tennessee corporation by Warranty Deed from Paul Polycarpou, unmarried, of record in Book 9759, page 367, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1997 property taxes, which have been prorated and assumed by the Grantee; matters shown on the plan of record in Book 21, page 87, said Register's Office.

unimproved ( )
is is improved (X) property, known as 1219 16th Avenue, South, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 30th day of July 19 97

TMR, II, Inc.
By: Pamela D. Baker authorized agent
Pamela D. Baker

BOOK 10551 PG 142

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Pamela D. Baker and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the authorized agent and ~~respectively~~ of the TMR, II, Inc. the within named bargainor, and corporation, and that she as such authorized agent and ~~_____~~ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Pamela D. Baker as such authorized agent, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 30th day of July 19 97.

My commission expires November 25, 2000

Marshall L. Nix
Notary Public

MARSHALL L. NIX NOTARY PUBLIC AT LARGE TENNESSEE STATE

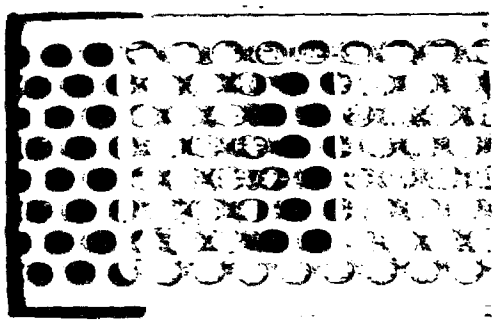
97 JUL 31 PM 3:39
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ▲ REFERENCE

0332542

1445 07/31 0101 03CHECK

2414.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10551 PG 143

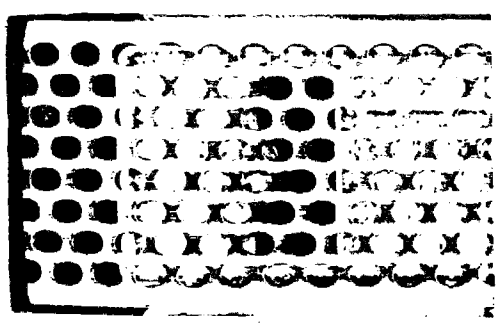
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CANT
650000.00
CON TX 2405.00
PRFEE 1.00
WDEED 8.00
TOTAL 2414.00
CHECK 2414.00

07/31/97 01 15:46 0001 1445

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0332542

IDENTIF. ◆ REFERENCE

97 JUL 31 PM 3:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1181080