This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 10559 PG 752

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
206 LLC, a Limited Liability Company c/o Ronny Greer 206 Capitol Boulevard Nashville, Tennessee 37219	Same	93-6-1-11

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, DOWNTOWN INVESTMENTS, LTD., a Tennessee Limited Partnership (the "Grantor") has bargained and sold and by these presents does transfer and convey unto the said 206 LLC, a Limited Liability Company (the "Grantee"), its successors, representatives and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, being more particularly described as follows:

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

That part of Lot 113 in the original plan of the Town of Nashville, now City of Nashville, bounded and described as follows, to-wit:

Beginning at the westerly margin of 6th Avenue North, at a point 98 feet 7-3/4 inches, more or less, northerly from the north margin of Church Street, at the northwest corner of said 6th Avenue North and a 5 foot alley, and running thence with the westerly margin of said Sixth Avenue North, northerly 27 feet 8 inches more or less, to the southeast corner of a part of said Lot 113, now occupied by the Knickerbocker Theatre, generally known as Morgan's corner; thence with the southerly line of said Theatre and parallel to Church Street, westerly 139 feet 6 inches, more or less, to Capitol Boulevard; thence with said Capitol Boulevard, 27 feet 8 inches, more or less, to the northerly margin of said 5 foot alley; thence with the northerly margin of said alley, easterly 139 feet 2-1/2 inches, more or less, to the point of beginning.

Being the same property conveyed to Downtown Investments, Ltd., a Tennessee Limited Partnership, having James V. Blevins, J. M. Grissim, and Sam D. Hodges, III, as General Partners, by deed from Sam D. Hodges, III, Trustee, of record in Book 5975, page 412, Register's Office for said County.

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, representatives and assigns, forever. And 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 for current year real property taxes, a lien but not yet due and payable.

And Grantor does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors, representatives and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument effective as of the 12th day of May, 1997.

DOWNTOWN INVESTMENTS, LTD., a Tennessee Limited Partnership

BY: Sam D. Hodges III
Sam D. Hodges, III, General Partner

BY: J. M. Grissim
J. M. Grissim, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

3878 08/06 0101 03CHECK 1859.00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sam D. Hodges, III, 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 DOWNTOWN INVESTMENTS, LTD., a Tennessee Limited Partnership, and is authorized by the Limited Partnership to execute this instrument on behalf of the Limited Partnership.

Witness my hand, at office, this 5th day of August, 1997.

NOTARY PUBLIC
My Commission Expires: 5/03/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. M. Grissim, 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 DOWNTOWN INVESTMENTS, LTD., a Tennessee Limited Partnership, and is authorized by the Limited Partnership to execute this instrument on behalf of the Limited Partnership.

Witness my hand, at office, this 5th day of August, 1997.

NOTARY PUBLIC
My Commission Expires: 5/03/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $500,000.00.

Affiant

Subscribed and sworn before me this 5th day of August, 1997.

NOTARY PUBLIC

My Commission Expires: 5/03/98

\sdh\dil\warranty.d

0331,017

IDENTIFICATION

07 AUG -6

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10559 PG 754

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	CMT	TOTAL PAID
					500000.00
				CON TX	1850.00
				PRFEE	1.00
				WDEED	8.00
				TOTAL	1859.00
				CHECK	1859.00
08/06/97		01		11:18 0001	3878

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

033407 IDENTIFICATION

97 AUG -6 AM 11:15 FELIX Z. WILSON REGISTER DAVIDSON COUNTY TENN.

No. 1183481