18A

BOOK 10799 PG 585

559699.02 1/22/98
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (WBJ)
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER(s)	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Innovative Properties, LLC Suite 507 209 10th Avenue South Nashville, TN 37203	Same	Map 93-5-4 Parcel 44

FOR AND IN CONSIDERATION of the sum of Ninety Thousand Dollars ($90,000), and other good and valuable consideration the receipt of which is hereby acknowledged, the undersigned, Rachel Buntin Armstrong, Jane Wilmot Field, and Carolyn Stanton Wilmot (the "Grantors"), have this day bargained and sold and by these presents do hereby transfer and convey to Innovative Properties, LLC, a Tennessee limited liability company, (the "Grantee"), its successors and assigns, the following real property located in Davidson County, Tennessee, to wit:

A certain tract or parcel of land with the improvements thereon lying in Nashville, Davidson County, Tennessee on the west side of Eighth Avenue North, formerly North Spruce Street, fronting fifty feet thereon and running back westerly between parallel lines ninety feet and known as Nos. 109, 111, and 113 Eighth Avenue North and more particularly described as follows:

Beginning at a point in the west margin of Eighth Avenue North and the north margin of the private alley described in the deed recorded in Book 115, page 453, Register's Office of Davidson County, Tennessee; running thence westwardly with the north margin of said alley ninety feet to a point; thence northwardly and parallel with said Eighth Avenue North fifty feet to a point; thence eastwardly parallel with said alley ninety feet to said Eighth Avenue North; thence southwardly with said avenue fifty feet to the beginning.

Being the same property conveyed to Jane Berry Buntin by installment deed from Walter O. Parmer and wife, Lizzie O. Parmer, of record in Book 512, page 161, Register's Office of Davidson County, Tennessee, and being the same property devised to Rachel Buntin Wilmot, now Rachel Buntin Armstrong, Jane Wilmot Field, and Carolyn Stanton Wilmot by the Last Will and Testament of Jane Berry Buntin of record in Will Book 135, page 354, Office of the Probate Court Clerk of Davidson County Tennessee.

The boundary description of the foregoing property was taken from said deed to Jane Berry Buntin.

This conveyance is subject to a lien for 1998 real property taxes, which have been prorated and are assumed by the Grantee.

This is improved property located at 109 - 113 8th Avenue North, Nashville, Tennessee.

To have and to hold said tract of land, with the appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever.

Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said property in fee simple, have a good right to convey said property, and the same is unencumbered, except as otherwise herein set forth.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Rachel Buntin Armstrong and Carolyn Stanton Wilmot are unmarried. John Field, spouse of Jane Wilmot Field, joins herein for the purpose of acknowledging his consent to this conveyance. The subject property is not the residence of any of the Grantors.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed on the dates indicated in the acknowledgments below, to make this conveyance effective on the 18TH day of FEBRUARY, 1998.

Rachel Buntin Armstrong
RACHEL BUNTIN ARMSTRONG

Jane Wilmot Field
JANE WILMOT FIELD

Carolyn Stanton Wilmot
CAROLYN STANTON WILMOT

John Field
JOHN FIELD

STATE OF Florida }
COUNTY OF Palm Beach }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rachel Buntin Armstrong, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26 day of January, 1998.

Rae J. Wright
Notary Public

My Commission Expires:

Rae J. Wright
MY COMMISSION # CC571544 EXPIRES
July 28, 2000
BONDED THRU TROY FAIN INSURANCE, INC.

STATE OF Florida }
COUNTY OF Palm Beach }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jane Wilmot Field, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26 day of January, 1998.

Rae J. Wright
Notary Public

My Commission Expires:

Rae J. Wright
MY COMMISSION # CC571544 EXPIRES
July 28, 2000
BONDED THRU TROY FAIN INSURANCE, INC.

STATE OF WISCONSIN }
COUNTY OF MARATHON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn Stanton Wilmot, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of January, 1998.

NOTARY PUBLIC STATE OF WISCONSIN

Patrick M. Brady
Notary Public
Patrick M. Brady

My Commission ~~Expires~~ is permanent

BOOK 10799 PG 588

STATE OF Florida }
COUNTY OF Palm Beach }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Field, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26 day of January, 1998.

Rae J. Wright
Notary Public

My Commission Expires:

Rae J. Wright
MY COMMISSION # CC571544 EXPIRES
July 28, 2000
BONDED THRU TROY FAIN INSURANCE, INC.

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this conveyance is $ 90,000.

Affiant

Sworn to and subscribed before me, this 18TH day of FEBRUARY, 1998.

Notary Public

My Commission Expires:

MARCH 24, 2001

0402145
DENTIE. # REFERENCE
98 FEB 19 AM 8:02
4964 02/19 0101 03CHECK 350.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10799 PG 589

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 16.00
TOTAL 350.00
CHECK 350.00

02/19/98 01 05:00:03 4984

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04021145
IDENTIF. ↑ REFERENCE

98FEB 19 AM 8:02

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 1255466