Box 28

BOOK 10840 PG 619

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, TN 37219-1611

State of Tennessee)
County of Davidson)
The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

Affiant

Subscribed and sworn to before me this 13th day of MARCH, 1998

Notary Public

My commission expires: JULY 24, 1999

97I20077

This instrument prepared by:
William L. Rosenberg, Attorney
344 Fourth Avenue North
Nashville, TN 37219-1611

Name & Address of Property Owner	Send Tax Bills to:	Map and Parcel No:
Broadway Properties, L.P. 1625 BROADWAY NASHVILLE, TN 37203	SAME	Map 92-16 Par. 228

WARRANTY DEED

For and in consideration of the sum of $ 520,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I

ABAGAIL A. POLLOCK

hereinafter called the **GRANTOR,** have bargained and sold, and by these presents do transfer and convey unto

BROADWAY PROPERTIES, L.P., a Tennessee limited partnership

hereinafter called the **GRANTEE,** its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

This property is subject to 1998 property taxes.

This property is not the usual residence of the GRANTOR.

This is improved property, known as 1609 McGavock Street, Nashville, TN 37203.

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 and assigns, forever. I do covenant with said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons

98 MAR 17 AM 10:12

REGISTER
DAVIDSON COUNTY, TN.

04 13040

IDENTIF. + REFERENCE

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

Witness my hand this 13th day of March, 1998.

Abagail A. Pollock

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Abagail A. Pollock, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of MARCH, 1998.

Notary Public

My commission expires: JULY 24, 1999

97120077.WD1

EXHIBIT A

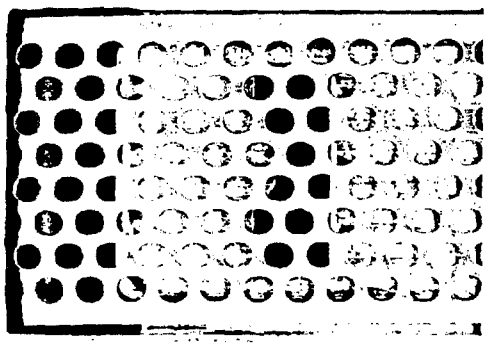
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 223 in McNairy's Plan of West Nashville, as of record in Book 9, pages 322 and 323, Register's Office for said County, being part of what is known as "Fort Houston Property," and being described more particularly according to a survey prepared by John Kohl and Company, P.C., dated April 22, 1996, File No. 21345-286, as follows:

Beginning in the southerly margin of McGavock Street, 100 feet easterly from the southeastern corner of its intersection with the easterly margin of 17th Avenue South; thence with the southerly margin of McGavock Street North 62 deg. 11 min. 56 sec. East 100.00 feet to a point, said point being the northwesterly corner of the property identified as now or formerly "Glen H. Bishop," Book 7928, page 56, Register's Office for Davidson County, Tennessee; thence leaving said margin of McGavock Street, and with the westerly line of the said Glen H. Bishop property South 27 deg. 44 min. 12 sec. East 123.23 feet to an iron pin located at the southwesterly corner of the said Glen H. Bishop property and being a point in the northerly line of the property identified as Consolidation Plat, D & D Improvements, Plat Book 7900, page 139, said Register's office; thence with the said northerly line of the D & D Improvements property, South 62 deg. 46 min. 08 sec. West 18.37 feet to an iron pin located at the northwesterly corner of the D & D Improvements property; thence with the westerly line of the said property South 27 degrees, 40 min., 51 sec. East 14.50 feet to an iron pin, being the northeasterly corner of the property identified as "Buckner, Trustee," Book 8398, page 861, said Register's Office; thence with the northerly line of the said Buckner, Trustee property, South 62 deg. 07 min. 08 sec. West 81.10 feet to a crimp top iron pipe (0.5 feet under asphalt) located in the southeasterly corner of the property identified as "Now or formerly Al Jolson Enterprises, Inc., Book 8508, page 884; thence with the easterly line of the said Al Jolson Enterprises, Inc. property and continuing along the easterly line of the property identified as now or formerly "Al Jolson Enterprises, Inc.," Book 7692, page 417, said Register's Office, and with a chain link fence, North 27 deg. 57 min. 04 sec. West 137.66 feet to the point of beginning.

Being the same property conveyed to Abagail A. Pollock by deed from Independent Producers Corporation, Harrington A. Lackey, Jr., Vaden M. Lackey, III, Raymond D. Lackey, and Gilbert H. Lackey of record in Book 10048, page 123, Register's Office for Davidson County, Tennessee.

6733 03/17 0101 03CHECK 1937.00



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

RECEIVED OF _____

FOR _____

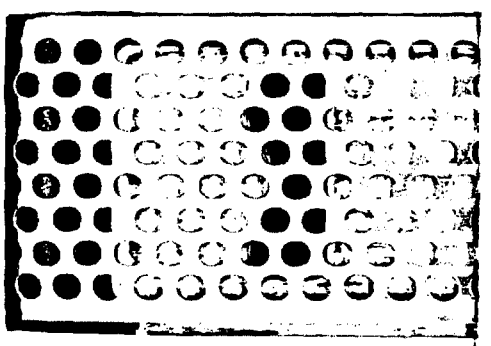
BOOK 10840 PG 622

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 520000.00	
			CON TX 1924.00	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 1937.00	
			CHECK 1937.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/17/98 01 10:11 0001 6733



04 13040
IDENTIF. ◆ REFERENCE
98 MAR 17 AM 10:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1267093