THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (EWB)
2700 First American Center
Nashville, Tennessee 37238

10868:947

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael D. Shmerling & Co., LLC 1900 Church Street Suite 400 Nashville, TN 37203	Same	No. 93-6-1-2

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, EDNA B. RUSH as TRUSTEE under the Sarah P. Washington Revocable Trust Agreement dated March 4, 1993, and FIRST AMERICAN NATIONAL BANK AS TRUSTEE under the Will of Alvin T. Armstrong (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey unto MICHAEL D. SHMERLING & CO., LLC ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto.

This is improved property known as ~~618~~ 616 Church Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTORS covenant and bind themselves and their successors to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantors (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 20 day of March, 1998.

Edna B Rush Trustee
EDNA B. RUSH, TRUSTEE under the
Sarah P. Washington Revocable Trust Agreement
Dated March 4, 1993

FIRST AMERICAN NATIONAL BANK, TRUSTEE
under the Will of Alvin T.Armstrong

By: _____
Its: Vice President

4747 04/02 0101 03CHECK 1153.22

98 APR -2 PM 2:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

04 20577
IDENTIF. ▲ REFERENCE

STATE OF Alabama)

COUNTY OF Jefferson)

Personally appeared before me, Suzanne Shumacak, a Notary Public, Edna B. Rush, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20 day of March, 1998.

Notary Public

My Commission Expires:

October 22, 2000

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, JONI MILLER, a Notary Public, DOUG KIRBY, 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 the VICE PRESIDENT of First American National Bank, a national banking association, and is authorized by the it to execute this instrument on its behalf.

WITNESS my hand, at office, this 1st day of April, 1998.

Notary Public

My Commission Expires:

7/22/2000

The undersigned, being all of the children of George D. Brengelman, Jr., join herein for the sole purpose of quitclaiming and conveying to Grantee any and all right, title and interest which they may have in the real property described herein.

Edna B. Rush

Edna B. Rush

Alvin A. Brengelman

Alvin A. Brengelman

George Brengelman, III

George Brengelman, III

Amanda B. Lewis

Amanda B. Lewis

Sally B. Kemph

STATE OF Alabama)

COUNTY OF Jefferson)

Personally appeared before me, Suzanne Shumaraker, a Notary Public, Edna B. Rush, 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 24th day of March, 1998.

Notary Public

My Commission Expires:
October 22 2000

STATE OF Alabama)

COUNTY OF Jefferson)

Personally appeared before me, Suzanne Shumaraker a Notary Public, Alvin A. Brengelman, 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 26th day of March, 1998.

Notary Public

My Commission Expires:
Oct 22, 2000

STATE OF Alabama)

COUNTY OF Jefferson)

Personally appeared before me, Suzanne Shumaker, a Notary Public, George Brengelman, III, 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 20th day of March, 1998.

Notary Public

My Commission Expires:
October 22 2000

STATE OF Alabama)

COUNTY OF Jefferson)

Personally appeared before me, Suzanne Shumaker a Notary Public, Amanda B. Lewis, 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 20th day of March, 1998.

Notary Public

My Commission Expires:
October 22nd 2000

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, _____, a Notary Public, Sally B. Kemph, 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 _____ day of _____, 1998.

Notary Public

My Commission Expires:
_____

10868 951

The undersigned, being all of the children of George D. Brengelman, Jr., join herein for the sole purpose of quitclaiming and conveying to Grantee any and all right, title and interest which they may have in the real property described herein.

_____
Edna B. Rush

_____
Alvin A. Brengelman

_____
George Brengelman, III

_____
Amanda B. Lewis

Sally B Kemph
Sally B. Kemph

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, _____, a Notary Public, Edna B. Rush, 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 _____ day of _____, 1998.

_____
Notary Public

My Commission Expires:

_____

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, _____, a Notary Public, Alvin A. Brengelman, 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 _____ day of _____, 1998.

_____
Notary Public

My Commission Expires:

_____

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, _____, a Notary Public, George Brengelman, III, 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 _____ day of _____, 1998.

_____
Notary Public

My Commission Expires:

_____

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, _____, a Notary Public, Amanda B. Lewis, 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 _____ day of _____, 1998.

_____
Notary Public

My Commission Expires:

_____

STATE OF Georgia)

COUNTY OF Fulton)

Personally appeared before me, Timothy M. Hollis a Notary Public, Sally B. Kemph, 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 21st day of March, 1998.

_____
Notary Public

My Commission Expires:

_____

TIMOTHY M. HOLLIS NOTARY PUBLIC FULTON COUNTY, GEORGIA

Notary Public, Fulton County, Georgia
My Commission Expires February 02, 2001

The undersigned, being all of the children of Genevieve R. Armstrong, join herein for the sole purpose of quitclaiming and conveying to Grantee any and all right, title and interest which they may have in the real property described herein.

Samuel E. K. Chapman

Genevieve C. Belser

STATE OF Arizona)

COUNTY OF Pima)

Personally appeared before me, Patsy Reyes, a Notary Public, Samuel E. K. Chapman, 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 25TH day of MARCH, 1998.

Notary Public

My Commission Expires:

OFFICIAL SEAL
PATSY REYES
NOTARY PUBLIC-ARIZONA
PIMA COUNTY
My Comm. Expires Oct. 27, 1999

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, Leslie Schrader, a Notary Public, Genevieve C. Belser, 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 23rd day of March, 1998.

Notary Public

My Commission Expires:
Nov 25, 2000

LESLIE SCHRADER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

.10868:954

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $ 300,600.00 .

Affiant

Subscribed and sworn to before me, this 15th day of April, 1998.

Notary Public

My Commission Expires:

7/22/2000

592176.2

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 125, on the Original Plan of the Town of Nashville, not of record, described according to a survey made by W.B. Southgate, Surveyor, April 16, 1924, as follows:

Beginning on the northerly margin of Church Street, at a point 111 feet East of the easterly margin of 7th Avenue North said point being West of the eastern edge of the wall of the Castner Knott Building; thence with the northerly margin of Church Street, eastwardly 27 feet 11 inches to the westerly margin of Capitol Boulevard; thence with the westerly margin of said Boulevard northwardly 146 feet 1-1/2 inches to the southeast corner of the property conveyed to the Standard Property and Investment Company by deed from Elizabeth R. Eakin of record in Book 508, page 541, Register's Office for Davidson County, Tennessee; thence with said Company's southerly line westerly 26 feet 11 inches; thence southwardly and parallel with the westerly margin of Capitol Boulevard 11 feet 1-1/2 inches to the northeast corner of the Castner Knott Building; thence westwardly and parallel with the northerly margin of Church Street, 1 foot to a point 1 foot West of the eastern edge of the wall of the Castner Knott Building; thence southwardly and parallel with the westerly margin of Capitol Boulevard 135 feet to the beginning.

Being the same property conveyed to Alvin T. Armstrong, by Deed of Record in Book 1142, page 175, Register's Office for Davidson County, Tennessee. By Deed of Record in Book 1585, page 446, the said Alvin T. Armstrong conveyed a one-half (1/2) undivided interest to George D. Brengelman and wife, Sarah P. Brengelman. The said Alvin T. Armstrong having since died. By his Will his interest then vested in American National Bank, of Nashville, Tennessee, Genevieve R. Armstrong and George D. Brengelman, as Trustees. The said George D. Brengelman has since died. The said Genevieve R. Armstrong has since died. The said American National Bank of Nashville, Tennessee is now known as First American National Bank of Nashville. By Deed of Record in Book 8892, page 856, the said Sarah P. Brengelman, now known as Sarah P. Washington conveyed her one-half (1/2) undivided interest to Sarah P. Washington and Edna B. Rush, as Trustees under the Sarah P. Washington Revocable Trust Agreement dated March 4, 1993, now known as The Family Trust. The said Sarah P. Washington having since died.

EXHIBIT B
(Armstrong Property)

1. 1998 taxes, a lien, not yet due and payable.

2. All matters shown on survey entitled "Castner Knott Building", prepared by Barge, Waggoner, Sumner and Cannon, Inc., dated June 6, 1996, and/or other matters which would be reflected by a correct current survey.

3. Easement and Declaration of Restrictions, of record in Book 4678, page 545 and Book 4690, page 1, said Register's Office.

4. Easement to Nashville Hotel Developers, Ltd., of record in 4690, page 12, said Register's Office.

5. Terms and Provisions of Agreement between The Castner-Knott Dry Goods Co. and Nashville Hotel Developers, Ltd., of record in Book 4825, page 615, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 10868 PG 957

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

CHRT
300
ST TX
PRFEE 2.00
MTGTT
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
CHECK

04/02/98 01 1412E 0002 4747

0420577
IDENTIF. ↑ REFERENCE
98 APR -2 PM 2:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1275002