Bay 558

BOOK 10957 PG 411

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Nashville Rhythm Realty, L.P. 119 South Main St. Suite 600 Memphis, TN 38103	New Owner	Map 93-6-2 Parcel 101

This instrument prepared by: David B. Gray, Hix Gray & Nave, PLLC,
315 Deaderick Street, Suite 1620 First American Center, Nashville, TN 37238

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Basin Alley Associates Limited Partnership ("Grantor") has bargained and sold, and hereby transfers and conveys to Nashville Rhythm Realty, L.P. (the "Grantee"), and its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. The Plan of Upper Ferry property of record in Book "R", pages 420 and 421, Register's Office for said County.

3. 126 lineal feet of 4" cast iron sewer service line in the basement of the Property as described in instrument of record in Book 4940, page 747, Register's Office for said County.

4. Party wall(s) situated partly on the Property and partly on adjoining properties.

5. All matters shown on that survey by Phillip E. Holmes, Jr., RLS #1728, Volunteer Surveying, file number 98073 and dated May 20, 1998.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 105 Broadway, Nashville, TN 37201.

EXECUTED this 1st day of June, 1998.

BASIN ALLEY ASSOCIATES LIMITED PARTNERSHIP, Grantor

By: **BASIN ALLEY, INC.**, a Tennessee corporation, General Partner

By: Ronald F. Williams

Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the County and State aforesaid, personally appeared Ronald F. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the president of Basin Alley, Inc., a corporation and the general partner of Basin Alley Associates Limited Partnership, the within named bargainor, a Tennessee limited partnership, and that he, as the president of such corporate general partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as the president of the corporation which is the general partner.

WITNESS my hand and seal, this 1st day of June, 1998.

NOTARY PUBLIC

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/25/2000

My Commission Expires MAR. 25, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,650,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires:

3/25/2000

DAVID B. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2000

nrrwd

BOOK 10957 PG 414

EXHIBIT A

Being a tract of land lying in Nashville, Davidson County, Tennessee and composed of parts of Lot Nos. 1 and 4 on the Plan of the "Upper Ferry" property as found in Book "R", pages 420 and 421, Davidson County Register's Office, and being more particularly described as follows, according to that survey by Phillip E. Holmes, Jr., RLS #1728, Volunteer Surveying, file number 98073 and dated May 20, 1998:

Being bounded on the North by the south right-of-way of Broadway, on the East by the Nations Bank/Central South, Trustee property as of record in Deed Book 8187, page 11, on the South by the north right-of-way of Alley Number 13, and on the West by the east right-of-way of Alley Number 12 and being more particularly described as follows:

Beginning at a building corner at the intersection of the East right-of-way of Alley Number 12 and the South right-of-way of Broadway;

1. Thence with the South right-of-way of Broadway and the face of the building North 62 deg. 14 min 00 sec. East, 50.67 feet to a building corner common with Nations Bank/Central South;

2. Thence with Nations Bank/Central South and the face of the building South 27 deg. 22 min. 39 sec. East, 150.64 feet to a building corner in the North right-of-way of Alley Number 13;

3. Thence with the North right-of-way of Alley Number 13 and the face of the building South 62 deg. 38 min. 00 sec. West, 50.61 feet to a building corner at the intersection of the North right-of-way of Alley Number 13 and the East right-of-way of Alley Number 12;

4. Thence with the East right-of-way of Alley Number 12 and the face of the building North 27 deg. 24 min. 00 sec. West, 150.29 feet to the point of beginning, containing 7619.558 square feet or 0.175 acres.

Being the same property conveyed to Basin Alley Associates Limited Partnership, a Tennessee limited partnership, by deed of record in Book 9010, page 852, Register's Office for Davidson County, Tennessee.

044917

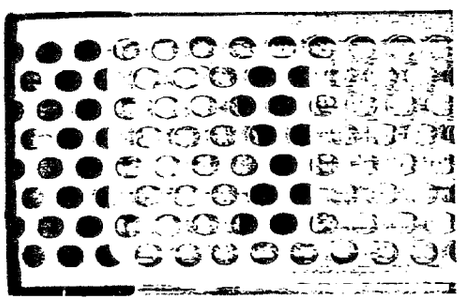
IDENTIFICATION REFERENCE

lifestyles/wdexa

98 JUN -2 PM 2:28

DAVIDSON COUNTY, TN.

4734 06/02 0101 03CHECK 6122.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

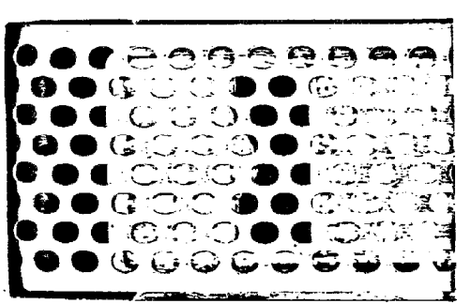
BOOK 10957 PG 415

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 1650000.00
CON TX 6105.00
PRFEE 1.00
WDEED 16.00
TOTAL 6122.00
CHECK 6122.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4734



0444917

IDENTIF. A REFERENCE

98 JUN -2 PM 2:28

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1300666