WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August 1999

Notary Public

MY COMMISSION EXPIRES: February 7, 2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENNESSEE

mad **THIS INSTRUMENT WAS PREPARED BY**
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
808 Broadway Building LLC	NEW OWNER	MAP 93-05-4
(NAME)	(NAME)	
1719 West End Ave. #626E		PARCEL 45.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Maureen H. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 808 Broadway Building LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 165 on the original Plan of the Town of Nashville, not of record, described as follows:

BEGINNING on the northerly margin of Broadway, formerly Broad Street, at a point 45 feet 3/4 inches West of the westerly margin of 8th Avenue North, as widened, the southwest corner of the Eliza G. Harris property, northwardly 80 feet to the southerly margin of an alley; thence with said alley, westwardly 38 feet 1/2 inch; thence southwardly 80 feet, more or less, to the northerly margin of Broadway, thence with the northerly margin of Broadway, eastwardly 37 1/2 feet to the beginning.

For source of title reference is made to Book 10028, Page 143, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines of record.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of two notes secured by a first mortgage Deed of Trust of record in Book 5825, Page 678, Modification Agreement of record in Book 8941, Page 577, Second

CONTINUED

unimproved ( )
This is improved (X) property, known as 808 Broadway, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out: and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of August 1999

Maureen H. Smith

08/12/1999 0101 03CHECK 2 @ 337.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maureen H. Smith

the 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 and official seal at Nashville, Tennessee, this 10th day of August 1999.

Commission expires February 27, 2001

_____
Notary Public

SHARBER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

06 259919
IDENTIFICATION REFERENCE
99 AUG 18 PM 2:45
REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

Modification Agreement filed of record in Book 10646, Page 266, Register's Office for Davidson County, Tennessee, which the Grantee(s) herein hereby assumes and agrees to pay in accordance with the terms thereof.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 11625 PAGE 67

FOR _____

~~TOTAL 13.00~~
~~CHECK 13.00~~
~~08/18/99 01 14:47 0001 7798~~

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CON TX 2497.50
CFEE 2.00
~~TOTAL 2499.50~~
CHECK 2499.50
~~08/18/99 01 14:48 0001 7799~~

0625919
IDENTIF. # REFERENCE

99 AUG 18 PM 2:45
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

MAMT
675000.00
MOR TX 2497.50
PRFEE 1.00
WDEED 12.00
VOID
MAMT
675000.00-
CAMT
675000.00
VOID
MOR TX 2497.50-

Total $2512.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1508036