51-B

THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN & CALDWELL (LMP)
A Professional Corporation
511 Union Street, Suite 1700
Nashville, Tennessee 37219

BOOK 11726 PAGE 122

Address New Owner as follows:
2120 Associates, LLC
2120 Eighth Avenue South
Nashville, Tennessee 37204

Send Tax Bills To:
Same

Map-Parcel No.
Map 105-14
Parcel 102 and
Map 105-14
Parcel 76

99166 NOV -2 AM 8:28
DAVIDSON COUNTY, TENN.
REGISTER'S OFFICE

52909

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,850,000.00.

Affiant

Subscribed and sworn to before me this the 29th day of October, 1999.

MARILYN HYDE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 1-27-2001

My Commission Expires JAN 27, 2001

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **The 2120 Building Partnership**, a Tennessee general partnership, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **2120 Associates, LLC**, a Tennessee limited liability company, hereinafter called "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 AND INCORPORTED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

Said property is transferred subject to the limitations, restrictions and encumbrances set forth on **Exhibit "B"**.

This is improved property known as 2120 Eighth Avenue South, Nashville, Tennessee 37204.

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.

And Grantor does covenant with the said Grantee that it is 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.

N MBH 290966 v1
823628-0003 10/28/99

RECEIPT #01101 (3CHECK) 3904.00

And Grantor does further covenant and bind itself, its successors assigns, and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 this 29th day of October, 1999.

The 2120 Building Partnership, a Tennessee general partnership

By: _____
William T. Tinnell
Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **William T. Tinnell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a partner of **The 2120 Building Partnership**, the within named bargainor, a Tennessee general partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 29th day of October, 1999.

_____
Notary Public

My Commission Expires:
1-27-2001

MARILYN HYDE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN 27, 2001

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EXHIBIT "A"

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Being Two Tracts of land in Nashville, First Civil District, Seventeenth Councilmanic District, Davidson County, Tennessee, located on the northerly right-of-way of Prentice Avenue (formerly Glen Leven Avenue) between Eighth Avenue South (formerly Spruce Street) and Grantland Avenue, and being more particularly described as follows:

TRACT I

BEGINNING at the point of intersection of the northerly right-of-way of Prentice Avenue (formerly Glen Leven Avenue) and the easterly right-of-way of Eighth Avenue South (formerly Spruce Street) as widened, also being part of block 2 Lots 4, 5, 6, and 7 of the recorded plat of Subdivision of Blocks 1-2-3-4-5-6-7-8 in Yarbroughs Subdivision of Woodland of record in Book 57, Page 155, R.O.D.C.;

THENCE, with said easterly right-of-way of Eighth Avenue South (formerly Spruce Street) N 14 deg. 58 min. 00 sec. W, 200.00 feet to an existing iron pin in the southwest corner of property conveyed to Gail Kopcsak of record in Book 9465, Page 170, R.O.D.C.;

THENCE, with said southerly boundary of Kopcsak property N 74 deg. 51 min. 09 sec. E. 154.95 feet to a point in the westerly right-of-way of Alley No. 674;

THENCE, with said westerly right-of-way of Alley No. 674 S 15 deg. 10 min. 00 sec. E. 200.00 feet to a point in the northerly right-of-way of Prentice Avenue;

THENCE, with said northerly right-of-way of Prentice Avenue S 74 deg. 51 min. 09 sec. W, 155.65 feet to the point of beginning.

Containing 31,060 square feet or 0.71 acre, more or less, as shown on survey prepared by Barge, Waggoner, Sumner & Cannon, Inc., Judy L. Judson, Registered Land Surveyor, Tennessee License No. 1935, 162 Third Avenue North, Nashville, Tennessee 37201, dated October 28, 1999, bearing File No. 08517-01.

TRACT II

BEGINNING at the point of intersection of the northerly right-of-way of Prentice Avenue (formerly Glen Leven Avenue) and the westerly right-of-way of Grantland Avenue, also being Lot 7 of block 7 of the recorded plat of Subdivision of Blocks 1-2-3-4-5-6-7-8 in Yarbroughs Subdivision of Woodland of record in Book 57, Page 155, R.O.D.C.;

THENCE, with said northerly right-of-way of Prentice Avenue (formerly Glen Leven Avenue) S 74 deg. 51 min. 09 sec. W, 165.00 feet to a point in the easterly right-of-way of Alley No. 674;

THENCE, with said easterly right-of-way of Alley No. 674, N 15 deg. 10 min. 00 sec. W, 50.00 feet to a point in the southwesterly corner of property conveyed to Richard E. Prowell of record in Book 7216, Page 557, R.O.D.C.;

THENCE, with said southerly boundary of Prowell property N 74 deg. 51 min. 09 sec. E, 165.00 feet to a point in the westerly right-of-way of Grantland Avenue;

THENCE, with said westerly right-of-way of Grantland Avenue S 15 deg. 10 min. 00 sec. E, 50.00 feet to the point of beginning.

Containing 8,250 square feet or 0.19 acre, more or less, as shown on survey prepared by Barge, Waggoner, Sumner & Cannon, Inc., Judy L. Judson, Registered Land Surveyor, Tennessee License No. 1935, 162 Third Avenue North, Nashville, Tennessee 37201, dated October 28, 1999, bearing File No. 08517-01.

Tracts 1 and 2 being the same property conveyed to The 2120 Building Partnership, a Tennessee general partnership by deed of record in Book 6198, page 215, Register's Office for Davidson County, Tennessee.

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823628-0003 10/28/99

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

EXHIBIT "B"

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Metropolitan Government and Davidson County Taxes for the year 2000 and subsequent years.

2. All matters shown on survey prepared by Barge, Waggoner, Sumner & Cannon, Inc., Judy L. Judson, Registered Land Surveyor, Tennessee License No. 1935, 162 Third Avenue North, Nashville, Tennessee 37201, dated October 28, 1999, bearing File No. 08517-01.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

0652909

REFERENCE

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REGISTER
DAVIDSON COUNTY, TN.

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CAMT	1050000.00
CON TX	3885.00
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	3904.00
CHECK	3904.00

11/02/99 01 08:29 0001 6551

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1534296