This instrument prepared by: Aladdin Resources, Inc., One Vantage Way, Suite 100, Nashville, Tennessee 37228.

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
METROCENTER PROPERTIES	(SAME)	70-16-9
(NAME)	(NAME)	
ONE VANTAGE WAY, SUITE 100		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENNESSEE 37228		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transfer is $56,750.00.

Thomas W. Hagan, Jr. President

Subscribed and sworn before me, this the 4th day of June 1982.

Deborah S. Peatross
Notary Public

My Commission Expires: My Commission Expires April 21, 1985

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by METROCENTER PROPERTIES, the receipt and sufficiency of which is hereby acknowledged; and for other good and valuable consideration.

JUNIOR ACHIEVEMENT OF NASHVILLE, INC., a Tennessee Corporation, has bargained and sold, and by these presents does transfer and convey unto the said METROCENTER PROPERTIES, a Tennessee General Partnership, the GRANTEE herein, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described as follows:

Being a parcel of land located in the Eighth Civil District, Nashville, Davidson County, Tennessee, located east of French Landing Drive and being Tract 7D, METROCENTER, a plat of which is of record in Book 4885, page 164, as corrected by Surveyor's Certificate of Correction of record in Book 5044, page 205, Register's Office for said County, and being a resubdivision of part of Block "G", Section No. 1, as of record in Book 4675, page 48, said Register's Office, and more particularly described as follows:

Beginning at a point that is N 74° 12' 37" E, 405.82 feet and N 15° 58' W 48.99 feet from the easterly margin of French Landing Drive, also said margin being 1,165 feet, more or less, north from the centerline of Vantage Way; thence N 15° 58' W 206.00 feet to a point; thence N 74° 02' E, 266.00 feet to a point; thence S 15° 58' E, 206.00 feet to a point; thence S 74° 02' W 266.00 feet to the point of beginning, containing 54,796.0 square feet, or 1.26 acres, more or less.

Being the property conveyed to JUNIOR ACHIEVEMENT OF NASHVILLE, INC., a Tennessee Corporation by deed from METROCENTER PROPERTIES, a Tennessee General Partnership composed of R.C.H. Mathews, Jr., Pathfinder Resources, Inc. a Delaware Corporation and R. C. Mathews, Contractor, Inc., a Tennessee Corporation, of record in Book 5042, page 837, and by deed of correction of record in Book 5057, page 28, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 4829, page 722, made aplicable by Book 5026, page 783, and amended in Book 5035, page 967, and Modification to Restrictive Covenants recorded in Book 5792, page 787, Register's Office for Davidson County, Tennessee.

05/04 153.92 MESK

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The conveyance of this property is subject to the recorded plan of record in Book 4885, page 164, showing an Owner's Certificate, a 20 foot common access and public utilities easement along the westerly line, with an 8" sewer line contained within, a 12.5 foot joint access easement along the southerly line, a 15 foot easement for drainage and pedestrian walk along the easterly line, and a 15 foot easement (as corrected to 10 foot by surveyor's certificate of correction of record in Book 5044, page 205) for drainage and pedestrian walk along the northerly line.

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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 we do covenant with the said GRANTEES that we are lawfuly 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 GRANTEE, its successors heirs and assigns against the lawful claims of all persons whomsoever.

Whenever 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 its hand and seal this 1st day of June 1982.

JUNIOR ACHIEVEMENT OF
NASHVILLE, INC., a
Tennessee Corporation

BY: Thomas W. Hagan, Sr.
Thomas W. Hagan, Sr., President

BY: Roger W. Cohn, Vice President
Roger W. Cohn, Vice President

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, Deborah S. Pentecost, a Notary Public of the State and County aforesaid, personally appeared Thomas W. Hagan and Roger W. Cohn, with whom I am personally acquainted and who, upon oath, acknowledged ~~himself~~ themselves to be a President and Vice President of JUNIOR ACHIEVEMENT OF NASHVILLE, INC., the within named bargainor, a corporation, and that ~~he~~ they as such President and Vice President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ~~himself~~ themselves as President and Vice President

WITNESS my hand and seal at office in Nashville, Tennessee, this the 4th day of June 1982.

My Commission Expires: My Commission Expires April 21, 1985

G 9 4 2 8 9

EDGEFIELD REFERENCE

JUN 4 2 49 PM '82

FEE $ ... REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____ BOOK 5894 PAGE 337

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
			56750.00- CO	
			147.42 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	153.92-
0936A06/04/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.94289

T IDENTIF. REFERENCE

JUN 4 2 49 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 884750