Address New Owner as follows:

Kiyono Corporation
118 16th Ave South
Nashville, Tennessee 37203

Send tax bills to: Same

Map 93 Parcel 13-8

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, E. HOWARD BRANDON and RUTH A. BRANDON, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto KIYONO CORPORATION, hereinafter called the Grantee, its successors and assigns, a certain tract of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

> Being parts of Lot Nos. 201 and 199 of McNairy's Plan of West Nashville Lots in Nashville, Tennessee, said plan being of record in Plan Book 9, pages 322 and 323 of the Register's Office for Davidson County, Tennessee. Said parts of said lots are more particularly described as follows:
>
> Beginning at the northeast corner of the intersection of 16th Avenue South and Demonbreun Street in Nashville, Tennesse e, and proceeding thence north 38 deg. west 82.5 feet to an iron pin; thence leaving the margin of 16th Avenue South and proceeding north 52 deg. east 158 feet to an iron pin; thence south 38 deg. east a distance of 82.5 feet to an iron pin in the northerly margin of Demonbreun Street; thence along the northerly margin of Demonbreun Street south 52 deg. west 158 feet to the point of beginning.
>
> Being the same property conveyed to E. Howard Brandon and Ruth A. Brandon, by deed from Gulf Oil Corporation, a Pennsylvania Corporation, of record in Book 5544, page 750, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, together with any improvements thereon, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns forever.

AND WE DO COVENANT with the said Grantee that we are lawfully seized and possessed of said property, that we have a good right to convey it and that the same is unencumbered except as set forth herein. Said property is subject to a Lease Agreement entered into by and between E. Howard Brandon as Lessor, and Dennis E. Levering and Christopher K. Levering as Lessees, dated May 7, 1981, which Lease Grantors have assigned to Grantee by Assignment of even date herewith and Grantee takes said property subject to the terms and conditions of said Lease, and agrees to accept and perform its terms and conditions.

THE REAL PROPERTY and any improvements thereon, including certain underground storage tanks, conveyed hereby are conveyed in "as is" condition. Grantee is not relying upon any representations or warranties made by Seller, either express or implied, with respect to the physical condition of the real property or any improvements thereon, or the quality of workmanship, construction, or fitness of the same for any particular purpose.

THIS CONVEYANCE is further subject to any state of facts and conditions an accurate survey and personal inspection of the premises would disclose; to encroachments, all legal highways, zoning ordinances, restrictions, conditions, limitations and reservations of record, and public utility and other easements, if any, of record or which may have been imposed thereon, and subject also to all taxes and assessments, both general and special, becoming due and payable after the date hereof, which taxes and assessments the Grantee, by its acceptance hereof, assumes and agrees to pay. Grantors shall be responsible for taxes due and payable for 1982 and prior years.

01/17 786.50 CHECK

1691

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, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 14th day of January, 1983, to be effective as of December ~~31, 1982.~~

E. HOWARD BRANDON

RUTH A. BRANDON

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 E. HOWARD BRANDON and RUTH A. BRANDON, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this the 14th day of January, 1983.

NOTARY PUBLIC

My commission expires: 11/3/84

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

AFFIANT

Sworn to and subscribed before me this the 14th day of January, 1983.

NOTARY PUBLIC

My commission expires: 11/3/84

This instrument was prepared by:
John N. Popham, Attorney
TUNE, ENTREKIN & WHITE
26th Floor, First American Center
Nashville, Tennessee 37238

H 26503

T IDENTIF. REFERENCE

JAN 17 4 22 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUS

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5993 PAGE 952

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			300000.00- CO	
			760.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	736.50-
169	A01/17/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 6 5 0 3

IDENTIF. REFERENCE

JAN 17 4 22 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 921748