B0435

This Instrument Prepared By:
BASS, BERRY & SIMS (KBS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

BOOK S179 PAGE 747

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Javan Enterprises, Inc. 4215 HARDING ROAD - UNIT 412 NASHVILLE, TN. 37215	SAME	Map 93-13 Parcels 106, 107, 108, 118, 104

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($357,500.00), payable in cash, receipt of which is hereby acknowledged, OMB, Inc., a Tennessee corporation ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Javan Enterprises, Inc., a Tennessee corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more fully described as follows together with all structures, buildings and improvements located thereon and all easements, rights and rights-of-way appurtenant thereto:

Land in Davidson County, Tennessee, being Lots Nos. 365, 366, 367, 368 and 369 on the McNairy's Plan of West Nashville lots, as of record in Minute Book "C" pages 136 and 137, in Chancery Court at Nashville, Tennessee, also in Plan Book 1, page 15, Chancery Court at Nashville, Tennessee, and the northerly one half of lot No. 2 on the Plan of the Bateman property, as of record in Minute Book "H", page 800, County Court Clerk's Office for Davidson County, Tennessee, described according to Survey of A & A Engineers, Inc., dated April 28, 1980, as follows:

Beginning at a point in the southeast margin of Pine Street, said point being the northwest corner of the aforementioned Lot No. 369; thence with said margin of Pine Street north 62 deg. 40' 17" east 150.0 feet to a point; thence south 27 deg. 01' 16" east 150.00 feet to a point; thence north 62 deg. 40' 17" east 150.00 feet to a point in the west margin of 12th Avenue South; thence with said margin of 12th Avenue South south 27 deg. 01' 16" east 171.50 feet to a point; thence with a curve having a radius of 69.34 feet, a distance of 41.70 feet; thence south 7 deg. 26' 16" west 79.20 feet to a point; thence north 81 deg. 14' west 170.84 feet to a point; thence north 6 deg. 32' east 30.00 feet to a point; thence north 82 deg. 21' west 161.96 feet to a point; thence north 5 deg. 40' east 24.53 feet to a point; thence north 26 deg. 33' 18" west 146.74 feet to a point; thence north 30 deg. 13' 58" west 40.06 feet to the point of beginning.

The above described property was conveyed to Marshall & Bruce Company by deeds of record in Book 1101, page 70, Book 1225, page 687, Book 2452, page 199, Book 2646, page 11, Book 1082, page 586, and Book 1286, page 606, Register's Office for Davidson County, Tennessee. The name of Marshall and Bruce Company was changed to OMB, Inc., by instrument of record in Book 6137, page 453, Register's Office for Davidson County, Tennessee.

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. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for 1983 real property taxes, which have been prorated and assumed by the Grantee, building and zoning ordinances, right-of-way easement of record in Book 714, page 31, said Register's Office, sewer easement of record in Book 1633, page 330, said Register's Office, and sewer line shown on the survey of A & A Engineers, Inc. dated April 28, 1980. Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to the Grantee, its successors and assigns, against the lawful claims of all persons.

To the extent the property description set forth in this Deed describes any real property not described in the hereinabove described deeds whereby Grantor obtained said land, Grantor quitclaims to Grantee title to any such property not described in said deeds without any of the covenants and warranties set forth herein.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized officers on this twenty-first day of November, 1983.

OMB, INC.

By: Paul A. Hargis
Paul A. Hargis, President

ATTEST: R. Hix Clark
R. Hix Clark, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, Paul A. Hargis and R. Hix Clark, with who, I am personally acquainted, and who, upon oath, acknowledged themselves to be the President and Secretary of OMB, Inc., the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of said OMB, Inc. by themselves as President and Secretary.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 21st day of November 1983.

Keith B. Sims
Notary Public

My Commission Expires:
4/21/85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer (whichever is greater) is $357,500.00.

Paul A. Hargis (President)
Affiant

Sworn to and subscribed before me this 21st day of November, 1983.

Notary Public

My Commission Expires:
10/15/86

IDENTIF. REFERENCE
Nov 21 4 02 PM '83
FELIX Z. ...
DAVIDSON COUNTY, TN

H87702

11/21 939.00- CHECK

4214

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

RECEIVED OF _____

FOR _____

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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

357500.00- CAMT.
929.50 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 939.00
4214A11/21/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H87702

IDENTIF. REFERENCE

NOV 21 4 02 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 994986