THIS INSTRUMENT PREPARED BY:
WHITE & REASOR
3305 West End Avenue
Nashville, TN 37203

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WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
J.F.C. ENTERPRISES, INC. P. O. Box 40101 Nashville, TN 37204	SAME	Map 106-13 Parcel 228 Map 106-14, Parcels 149 and 150

FOR AND IN CONSIDERATION OF the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, MANAGEMENT INVESTMENT ASSOCIATES, a Tennessee General Partnership, JOE M. RODGERS, D/B/A MANAGEMENT INVESTMENT ASSOCIATES, a sole proprietorship, and JOE M. RODGERS, individually ("Grantor") has bargained and sold, and by these presents does transfer and convey unto the said J.F.C. ENTERPRISES, INC., a Tennessee Corporation ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A," which is attached hereto and incorporated herein by reference ("Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions set forth in Exhibit "B," which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of December, 1984.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-27-86

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, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; has a good right to convey it, and the same is unencumbered except as set forth in Exhibit "B."

Grantor does further covenant and bind themselves to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed on this the 20th day of December, 1984.

MANAGEMENT INVESTMENTS ASSOCIATES

BY: _____
Joe M. Rodgers, Partner

_____
JOE M. RODGERS D/B/A MANAGEMENT INVESTMENT ASSOCIATES

_____
JOE M. RODGERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, Charles B. Robertson, Jr., a Notary Public of the State and County aforesaid, personally appeared JOE M. RODGERS, 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 in Management Investment Associates, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as partner.

WITNESS MY HAND AND SEAL, this 20th day of December, 1984.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-22-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Charles B. Rogson, Jr., a Notary Public of said County and State, JOE M. RODGERS D/B/A MANAGEMENT INVESTMENT ASSOCIATES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL this 20th day of December, 1984.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-27-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Charles B. Rogson, Jr., a Notary Public of said County and State, JOE M. RODGERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL this 20th day of December, 1984.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-27-86

EXHIBIT A

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 1 on the Second Revised Plat of Commercial Park South, of record in Book 4675, page 111, Register's Office for Davidson County, Tennessee. Reference is hereby made to a plat for a more complete description.

BEING a portion of the same property conveyed to Management Investment Associates, a general partnership composed of Joe M. Rodgers, A.C. Mifflin, III, and J.L. Cargile by deed of record in Book 4662, page 481, Register's Office for Davidson County, Tennessee.

LAND in Davidson County, Tennessee, being Lot No. 2 on the Second Revised Plat of Commercial Park South, of record in Book 4675, page 111, Register's Office for Davidson County, Tennessee. Reference is hereby made to a plat for a more complete description.

BEING a portion of the same property conveyed to Mangement Investment Associates, a general partnership composed of Joe M. Rodgers, A.C. Mifflin, III, and J.L. Cargile by deed of record in Book 4662, page 481, Register's Office for Davidson County, Tennessee.

LAND in Davidson County, Tennessee, being Lot No. 3 on the Second Revised Plat of Commercial Park South, of record in Book 4675, page 111, Register's Office for Davidson County, Tennessee. Reference is hereby made to a plat for a more complete description.

BEING a portion of the same property conveyed to Management Investment Associates, a general partnership composed of Joe M. Rodgers, A.C. Mifflin, III, and J.L. Cargile by deed of record in Book 4662, page 481, Register's Office for Davidson County, Tennessee.

WHEREAS, by agreement dated January 4, 1980, Joe M. Rodgers acquired all of the right, title and interest of J.L. Cargile, A.C. Mifflin, III and John C. Jenkins, Jr. in the partnership known as Management Investment Associates and was permitted to continue the business of Management Investment Associates as a sole proprietorship.

EXHIBIT B

EXCEPTIONS

1. The Plan of Record of Record in Plat Book 4675, page 111, said Register's Office, shows an owner's certificate, certain notes, easements and setback lines.

2. Subject to sewer easement of record in Book 4260, page 652, Register's Office for Davidson County, Tennessee.

3. Subject to sewer easement of record in Book 4246, page 170 and Book 4433, page 162, Register's Office for Davidson County, Tennessee. (As to Lot 1 and 3 only.)

7426 12/20 337.50- CHECK
I: 7: 1: 7: 4: 1:
IDENTIF. REFERENCE
Dec 20 4 01 PM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
RUSH

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

125000.00- CAMT.
325.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 337.50-
7426A12/20/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 1 7 4 1

IDENTIF. REFERENCE

Dec 20 4 02 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 95199