THIS INSTRUMENT PREPARED BY:
WHITE AND REASOR (GRF,JR.)
3305 WEST END AVENUE
NASHVILLE, TN. 37203

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
CHARLES I. GUINN, SR. P. O. BOX 100985 Nashville, TN. 37210	SAME	Map 106-14 Parcel 180

WARRANTY DEED

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 CHARLES I. GUINN, SR., ("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 $23,255.00.

Charles I. Guinn, Sr.
AFFIANT

SUBSCRIBED AND SWORN TO before me this 23rd day of January, 1985.

Jan Monahan
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-27-86

1801 95

IDENTIF. REFERENCE

JAN 30 3 23 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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.

HELEN M. RODGERS, the wife of Joe M. Rodgers, joins in this conveyance for the express purpose of quitclaiming any interest she may have in the property to the Grantee by virtue of her marriage to Joe M. Rodgers.

IN WITNESS WHEREOF, the Grantor has executed this Deed on this 10 day of January, 1985.

MANAGEMENT INVESTMENT ASSOCIATES

BY: Joe M. Rodgers
JOE M. RODGERS, PARTNER

Joe M. Rodgers
JOE M. RODGERS, D/B/A MANAGEMENT INVESTMENT ASSOCIATES

Joe M. Rodgers
JOE M. RODGERS

Helen M. Rodgers
HELEN M. RODGERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, Mary E Piloske, 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 a partner.

WITNESS MY HAND AND SEAL, this 10 day of January, 1985.

Mary E Piloske
NOTARY PUBLIC

MY COMMISSION EXPIRES: January 20, 1985

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Mary E Piloske 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 10 day of January, 1985.

Mary E Piloske
NOTARY PUBLIC

MY COMMISSION EXPIRES: January 20, 1985

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Mary E Piloske 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 purpose therein contained.

WITNESS MY HAND AND SEAL, this 10 day of January, 1985.

Mary E Piloske
NOTARY PUBLIC

MY COMMISSION EXPIRES: January 20, 1985

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Mary E Piloske a Notary Public of said County and State, HELEN M. RODGERS, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS MY HAND AND SEAL, this 10 day of January, 1985.

Mary E Piloske
NOTARY PUBLIC

MY COMMISSION EXPIRES: January 20, 1985

EXHIBIT "A"

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 33 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 Invstment 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, and of record in Book 6093, Page 176, Register's Office for Davidson County, Tennessee, 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. 1985 real property taxes which shall be prorated and assumed by Grantee.

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

3. Sewer Easements of record in Book 4260, Page 659; Book 4246, Page 170; and Book 4433, Page 162, Register's Office for Davidson County, Tennessee, as they may apply to this Lot.

7732 01/30 73.08- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 6484 PAGE 511

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

23255.00- CAMT.
60.58 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 73.08-
7732A01/30/95 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E 8 0 1 9 5

IDENTIF. REFERENCE

JAN 30 3 29 PM '95

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105239