This Instrument Prepared By:
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Attorney at Law
1610 Parkway Towers
Nashville, TN 37219
Phone: (615) 244-5432

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WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map Parcel Nos.
Robert Torch Investments, Inc. 1225 Jefferson Davis Highway Suite 600 Arlington, Virginia 22202	First Tennessee Bank Memphis, Tenn.	163-290 (Part)

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Etto Corporation, a Texas corporation ("Grantor"), has bargained and sold and does hereby transfer and convey unto Robert Torch Investments, Inc., a Delaware corporation ("Grantee"), its successors and assigns a certain tract of land located in Davidson County, Tennessee and described as follows:

> Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the southwest by Mt. View Road and on the southeast by Bell Road, more particularly described as follows:
>
> Beginning at a point in the northeast margin of Mt. View Road, being the southerly corner of Parcel J-2, Hickory Hollow Mall, Section 3;
> Thence, with the easterly line of J-2, N 37 degrees 00' E, 288.77 feet;
> Thence, S 78 degrees 00' E, 349.65 feet;
> Thence, with the southwesterly line of Parcel J-3, S 53 degrees 00' E, 244.96 feet;
> Thence, S 20 degrees 48' E, 223.72 feet to a point in the northerly margin of Bell Road;
> Thence, S 69 degrees 12' W, 319.79 feet to a concrete monument;
> Thence, with a curve to the right having a central angle of 57 degrees 48', a radius of 100.00 feet, a chord bearing N 81 degrees 54' W, 96.67 feet, a curve length of 100.89 feet to a concrete monument;
> Thence, with the northeasterly margin of Mt. View Road, N 53 degrees 00' W, 496.12 feet to the point of beginning;
> Containing 5.87 acres, more or less.
>
> Being the same property conveyed to the Etto Corporation from Guaranty Service Land Corporation by deed of record in Book 6479, page 518, said Register's Office.

This conveyance is subject to a Deed of Trust of record in Book 6479, page 527, Register's Office for Davidson County, Tennessee.

03/04 0789.504 CHECK

3613

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the said real estate in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except for 1985 real estate taxes which have been prorated and which Grantee agrees to assume.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming under it.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 27 day of FEB, 1985.

ETTO CORPORATION,
a Texas corporation

By: Edgar Tornay
EDGAR TORNAY, PRESIDENT

STATE OF TEXAS)
COUNTY OF ~~DALLAS~~ HARRIS)

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Edgar Tornay
Affiant

Subscribed and sworn to before me, this 27th day of February, 1985.

Janet L. Crawford
Notary Public

My Commission Expires: _____

JANET L. CRAWFORD
Notary Public, State of Texas
My Commission Expires April 23, 1988
Bonded by Lovett Agency, Lawyers Surety Corp.

NOTARY PUBLIC STATE OF TEXAS

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STATE OF TEXAS)

COUNTY OF DALLAS)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Edgar Tornay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Etto Corporation, a Texas corporation, the within named bargainor, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing his name as President of the Etto Corporation.

WITNESS my hand and seal of office in ~~Dallas~~ TN County, Texas, this 27th day of February, 1985. ~~TEXAS~~

NOTARY PUBLIC

My Commission Expires:

JANET L. CRAWFORD
Notary Public, State of Texas
My Commission Expires April 23, 1988
Bonded by Lovett Agency, Lawyers Surety Corp.

RECD

I 8 6 7 4 6

IDENTIF. REFERENCE

MAR 4 2 50 PM 1985

DAVIDSON COUNTY, TN

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

CW. 1,300,000.00

3380.00 CSTAX
VB 3380.00- CSTAX
3380.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 3389.50-
66[illegible]03/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 6 7 4 6

IDENTIFICATION REFERENCE

MAR 4 2 50 PM 185

REGISTER
DAVIDSON COUNTY, TN

No. 112888