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

BOOK 6503 PAGE 430

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.	163-95 (Part) 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 certain tracts of land located in Davidson County, Tennessee and described as follows:

Being a tract of land in Nashville, First Civil District, Twenty-ninth Councilmanic District, Davidson County, Tennessee, bounded on the west by Rural Hill road and being more particularly described as follows:

BEGINNING at a point 280.70 feet bearing N 26 degrees 19' E from a concrete monument along the east line of Tomlin Industrial Company, as recorded in Book 6282, page 759, Register's Office for said County; thence N 53 degrees 00' W 298.33 feet to a point; thence N 83 degrees 40' W 144.53 feet to a point; thence N 06 degrees 20' E 250 feet to an existing iron pin; thence S 68 degrees 36' E 516.30 feet to a point; thence S 26 degrees 19' W 285.10 feet to the point of beginning; containing 2.58 acres more or less.

Being the same property conveyed to the Etto Corporation by deed from Tomlin Industrial Company, of record in Book 6479, page 523, Register's Office for said County.

Grantor hereby expressly reserves a 15 foot wide public utility, drainage and landscaping easement along the southerly property line of the above-described tract for the benefit of Grantor's remaining property bounding the above-described tract on its southerly boundary.

03/04/93 09:49 CHECK

5614

TRACT II:
Land in Davidson County, Tennessee, being part of Lot No. J-3 on the Plan of Hickory Hollow Terrace, Section One, First Addition as of record in Book 5200, page 697, Register's Office for Davidson County, Tennessee, described as follows:

Being a parcel of land located in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the east by Bell road and partially on the north by Hickory Hollow Terrace, more particularly described as follows:
Beginning at a point 280.70 feet, bearing N 26 degrees 19' E, from a concrete monument in the northerly margin of Mt. View Road along the east line of Tomlin Industrial Company as recorded in Book 6282, page 763, Register's Office for Davidson County, Tennessee; Thence, along said line N 26 degrees 19' E, 516.00 feet to a common corner between James E. Craighead, Tomlin Industrial Company, and the property described herein; Thence, S 61 degrees 48' E, 226.83 feet to a point in the west line of Lot J-4;
Thence, S 34 degrees 18' W, 90.00 feet with the west line of Lot J-4; Thence, with the south line of Lot J-4, S 62 degrees 18' E, 488.76 feet; Thence, with a curve to the right having a central angle of 02 degrees 35', a radius of 1,225.00 feet, 55.23 feet, and a chord bearing S 61 degrees 00' E, 55.23 feet;
Thence, in a southerly and easterly direction and around a cul-de-sac terminating Hickory Hollow Terrace, said curve having a central angle of 237 degrees 52' a radius of 50.00 feet, a distance of 207.58 feet and a chord bearing and distance of S 01 degrees 21' W, 87.52 feet; Thence, with a curve to the right having a central angle of 62 degrees 11', a radius of 50.00 feet, 54.26 feet; Thence, with a curve to the right having a central angle of 27 degrees 23', a radius of 1,175.00 feet, 561.41 feet, and a chord bearing S 41 degrees 42 feet E, 556.09 feet;
Thence, S 24 degrees 52' E, 91.08 feet; Thence, with a curve to the right having a central angle of 92 degrees 03', a radius of 25.00 feet, 40.17 feet; Thence, with Bell Road along a curve to the right having a central angle of 05 degrees 10', a radius of 1,562.14 feet, 140.82 feet and a chord bearing S 66 degrees 37' W, 140.77 feet; Thence, S 69 degrees 12' W, 232.99 feet; Thence, leaving Bell Road, N 20 degrees 48' W, 208.72 feet; Thence, N 53 degrees 00' W, 244.96 feet to the easterly line of Lot J-2; Thence, N 12 degrees 00' E, 330.00 feet; Thence, N 78 degrees 00' W, 380.00 feet; Thence, S 37 degrees 00' W, 50.00 feet to a point; Thence, N 86 degrees 26' E, 383.06 feet to the point of beginning.
Containing 10.63 acres, more or less.

Being the same property conveyed to Etto Corporation, a Texas corporation, by deed from Guaranty Service Land Corporation, a Texas corporation, as of record in Book 6479, page 512, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a Deed of Trust of record in Book 6479, page 541, Register's Office for Davidson County, Tennessee.

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 $650,000.00.

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.

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~~ Harris County, Texas, 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.

FILED
DAVIDSON COUNTY, TN
MAR 4 2 53 PM 1985
IDENTIF. REFERENCE
I 8 6 7 4 7

RUSH

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

RECEIVED OF _____

FOR _____ BOOK 6503 PAGE 433

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

650000.00- CAMT
1690.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1699.50-
561403/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18674.7

IDENTIF. REFERENCE

MAR 4 2 53 PM '85

DAVIDSON COUNTY, TN

No. 112889