WARRANTY DEED

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FROM: BMW Properties

TO: Wilmar Corporation

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.
Wilmar Corporation P. O. Box 150205 Nashville, TN 37215	Metropolitan Federal Savings & Loan Assn. P. O. Box 1445 Nashville, TN 37202	Map: 104 Parcel: 12;7

This instrument prepared by: TRABUE, STURDIVANT & DEWITT, 27th Floor, L & C Tower, Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 42,000.00 .

Jack L. Watkins
Affiant

Subscribed and sworn to before me, this the 7th day of May, 1985.

Notary Public

My Commission Expires: 4/20/86

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, BMW Properties, a partnership composed of Jack L. Watkins, William F. Milburn and Harold E. Bumbalough, Jr., hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto Wilmar Corporation, a Tennessee corporation, , hereinafter called "Grantee", (whether one or more persons or entities) his heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit 101M , of Magnolia Wedgewood Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, or record in Book 6258 , page 718 , Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Magnolia Wedgewood Condominium set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such Unit.

Being part of the same property conveyed to BMW Properties, a partnership, by deed from Freeman Webb Developers, Inc., a Tennessee corporation, of record in Book 6258, page 714, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit 101M , Magnolia Wedgewood Condominium, 1901 18th Avenue, South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs, personal representatives, successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed

of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those exceptions listed in the schedule of exceptions to coverage in the title insurance policy furnished Grantee by Grantor insuring Grantee's interest in the above described property. The schedule of exceptions to such title insurance policy is by reference incorporated herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Magnolia Wedgewood Condominium and Magnolia Wedgewood Condominium Association, Inc. Grantee further agrees hereby to pay all assessments whether special or general which are levied by Magnolia Wedgewood Condominium Association, Inc. in connection with Magnolia Wedgewood Condominium. Grantee specifically consents to the terms and conditions of Paragraph 8 of the Master Deed providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and a power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the parties have executed this instrument as of the 9th day of May, 1985.

BMW PROPERTIES, a Partnership

BY: Jack L. Watkins
Jack L. Watkins, Partner

BY: William F. Milburn
William F. Milburn, Partner

BY: Harold E. Bumbalough, Jr.
Harold E. Bumbalough, Jr.
Partner

"GRANTOR"

WILMAR CORPORATION,
a Tennessee Corporation

BY: Jack L. Watkins

ITS: President

"GRANTEE"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and seal, at office in Nashville, Tennessee, this 9th day of May, 1985.

Notary Public.

My Commission Expires: 4/20/86

NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jack L. Watkins, William F. Milburn and Harold E. Bumbalough, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be Partners of BMW Properties the within named bargainor, a Partnership, and that they as such Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the BMW Properties by themselves as Partners.

Witness my hand and seal, in Nashville Tennessee this the 9th day of May, 1985.

Notary Public

My Commission Expires: 4/20/86

J.O. 3 4 8 6

IDENTIF. REFERENCE

MAY 10 11 22 AM '85

FELIX E. WILSON JR. REGISTER
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

42000.00- CAMT;
109.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 118.70-
6545A05/10/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O. 3:48 6:

IDENTIF. REFERENCE

MAY 10 11 22 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 133259