ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Moore-Dorsey Group	Same as new owner	MAP 105-2
(NAME)	(NAME)	
625 8th Avenue South		Parcels 273,274 & 275
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tenn.		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00) DOLLARS

any other good and valuable consideration, R. Francis Crotty, dba RFC Leasing, a resident of Columbus, Franklin County, Ohio

7.30 IDENTIFICATION REFERENCE

JAN 31 10 51 AM '86

FELIX Z. WILSON JT REGISTER DAVIDSON COUNTY, TN

has

have bargained and sold, and by these presents do transfer and convey unto the said MOORE-DORSEY GROUP, a Tennessee general partnership

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a parcel of land in Davidson County, Tennessee and being Lots 17, 18, Part of Lot 14 and part of Brinkley's Street and being bounded on the west by Eighth Avenue South; on the north by alley 389,402 and BU-SUM Realty Company; on the east by Interstate Highway 65; on the south by Archer Street and being more particularly described according to a survey performed by Morrow & Associates, Inc., and dated January 16, 1986;

Beginning at a point, the intersection of the east right-of-way line of Eighth Avenue South and the north right-of-way line of Archer Street;

Thence with the east right-of-way of Eighth Avenue South, North 01 degrees 53 minutes 00 seconds west, 110.59 feet to a point;

Thence North 88 deg 07 minutes 00 seconds East, 7.50 feet to a point, the end of the South right-of-way return of alley 389;

Thence with alley 389, on a curve to the right, the central angle of which is 90 degrees 06 minutes 00 seconds, the radius of which

DESCRIPTION CONTINUED ON ATTACHED EXHIBIT A

unimproved ( )
This is improved (X) property, known as Eighth Avenue South (Lots 17 & 18 and part of Lot 14, Bass 2nd Addition) Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of January, 19 86.

R. Francis Crotty

R. Francis Crotty, dba RFC Leasing

BOOK 5774 PAGE 232

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF FRANKLIN

Personally appeared before me, Charlotte R. Stone, a Notary Public in and for said County and State, the within named R. Francis Crotty, dba RFC Leasing

the bargainor individual, 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 official seal at Columbus, Ohio, this 29th day of January, 19 86.

My commission expires CHARLOTTE R. STONE NOTARY PUBLIC STATE OF OHIO MY COMMISSION EXPIRES AUG. 20, 1989 Notary Public Charlotte R. Stone

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 370,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Albert R. Dorsey III

Sworn to and subscribed before me this 31st day of January, 19 86.

My commission expires 1-18-87 Notary Public Sandra L. Plowden

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE LARGE

This instrument was prepared by:

Gary E. Davis, Attorney at Law, 52 East Gay Street, Columbus, Ohio 43215
Name Address

WARRANTY DEED

FROM

TO

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

LE TICOR TITLE INSURANCE COMPANY

EXHIBIT A

is 20.00 feet, the chord of which is north 43 degress 10 minutes 00 seconds east, 28.31 feet, along the curve distance of 31.45 feet to a point;

Thence North 88 degrees 47 minutes 40 seconds East, 130.51 feet to a point, the intersection of the South right-of-way line of alley 389 and the west right-of-way line of alley 402;

Thence with the west right-of-way line of alley 402, South 01 degrees 36 minutes 00 seconds west; 53.16 feet to the south-westerly end of alley 402; thence south 82 degrees 41 minutes 57 seconds East, 15.18 feet to a point, the southeasterly end of alley 402;

Thence with the East right-of-way line of alley 402, North 01 degrees, 36 minutes 00 seconds East, 66.86 feet to a point, a corner common with Bu-Sum Realty Co., in the East right-of-way line of alley 402;

Thence with Bu-Sum Realty Co., North 88 degrees 13 minutes 00 seconds East, 166.03 feet to a point a corner common with Bu-Sum Realty Co., in the West right-of-way line of Interstate Highway 65;

Thence with the West right-of-way line of Interstate Highway 65, south 01 degrees 59 minutes 41 seconds East, 194.92 feet to a point, the intersection of the West right-of-way line of Interstate Highway 65 and the North right-of-way line of Archer Street;

Thence with the North right-of-way line of Archer Street, North 82 degrees 41 minutes 57 seconds west, 343.91 feet to the point of beginning.

Containing 54,035 Square Feet, (1.24 Acres) more or less.

Being the same property conveyed to RFC LEASING, by deed from Colony Cleaners, Incorporated and Family Service Laundry, Inc., of record in Book 5723, page 574, Register's Office for Davidson County, Tennessee.

The herein described property is conveyed subject to recorded easements and 1986 taxes which are not yet due and payable.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6774 PAGE 234

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

37[illegible] CONT.
962.00 CSTAX
.50 PRFEE
9.00 MISC
CHECK 971.50-
C943A01A31/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3009

IDENTIFICATION REFERENCE

JAN 31 10 51 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 215578