ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JAXON PROPERTIES (NAME)	SAME (NAME)	161-173
2636 SOMERSET DRIVE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	F.B. 06-044-257
NASHVILLE, TN 37217 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100---------($10.00)---------- DOLLARS

and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

TENNESSEE STAR-BRITE CORPORATION, A Tennessee Corporation (the Grantor)

have bargained and sold, and by these presents do transfer and convey unto the said JAXON PROPERTIES, A Tennessee Partnership, composed of Albert S. Jackson, Rose G. Jackson, Terry A. Jackson, Thomas M. Jackson and Roger B. Jackson 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 the 1st Civil District, Nashville, Davidson County, Tennessee, bounded on the west by Hickory Plaza and located north of Old Hickory Boulevard and being Lot 11 of Section Two, Hickory Plaza as of record in Book 5200, Page 68, R.O.D.C., more particularly described as follows according to a survey made by Barge, Waggoner, Sumner and Cannon, dated September 20, 1978 (File No. 4790-02):

Beginning at a point in the easterly margin of Hickory Plaza, 664.0 feet from the northerly margin of Old Hickory Boulevard; Thence, N 08° 49' 39" E, 145.28 feet to a point; Thence, N 84° 59' E, 291.40 feet to a point; Thence, S 05° 01' E, 141.00 feet to a point; Thence, S 84° 59' W, 326.15 feet to the point of beginning. Containing 1.00 acres, more or less.

BEING part of the same property conveyed to Cousins Properties of Tennessee, Inc., by deed from Brentwood East Company of record in Book 4658, Page 794, Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Restrictive covenants contained in instrument lease to Kroger Co. of record in Book 4747, page 624, amended in Book 4818, page 748, and contained in a lease to Super X Drugs of Texas, Inc., in Book 4747, page 628, Register's Office for Davidson County, Tennessee.
2. The Plan of record in Book 5200, page 68, said Register's Office shows an owner's certificate, 20-foot easement for public utility and drainage purposes along the east line of lot, and the following notes:

a. Highway access to the shopping center limited to points shown. b) No building plan shall be issued until site plan is approved by Metropolitan Planning Commission. c) No building permits shall be issued for lots 11,12 and 13, until Public sanitary sewers are constructed and approved by the Metropolitan Department of Water and Sewerage Services.

3. Easement for overhang lines granted to Metro of record in Book 4854, page 249, said Register's Office.
4. A perpetual non-exclusive easement for ingress and egress in deed from Cousins Properties of Tennessee, Inc., to Fletcher Bright Company, Trustee of record in Book 4827, page 892, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 5716 Hickory Plaza (House Number) (Street)
Nashville, Tennessee (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 unincumbered, 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 13 day of June, 1986

Tennessee Star-Brite Corporation

Attest:

By: Ricky E. Camron
Ricky E. Camron, President

By: Richard P. White 6-13-86
Richard P. White, Secretary-Tr[illegible]er

BOOK 6389 PAGE 270

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared RICKY E. CAMRON and RICHARD P. WHITE with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the President and Secretary/Treasurer respectively of Tennessee Star-Brite Corporation, the within named bargainor, a corporation, and that we as such President and Secretary/Treasurer, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Ricky E. Camron as President and attesting the same by the said Richard P. White as Secretary/Treasurer.

Witness my hand and seal, at office in Nashville, this 13 day of June, 1986.

J. Michael Jacobs Notary Public

Commission expires 11-1-87

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 82,500.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Albert L. Jackson

Sworn to and subscribed before me this 13 day of June, 1986.

My commission expires 11-1-87 Notary Public J. Michael Jacobs

This instrument was prepared by:

J. Michael Jacobs, Attorney, 311 White Bridge Road, Nashville, TN 37209
Name Address

11375

WARRANTY DEED

FROM TENNESSEE STAR-BRITE CORPORATION

TO JAXON PROPERTIES

IDENTIFICATION REFERENCE

JUN 17 1 22 PM '86

FELIX DAVIDSON REGISTER
DAVIDSON COUNTY, TN

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

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

RECEIVED OF _____

FOR _____

BOOK 6889 PAGE 271

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

8250.00- CONT.
214.50 STAX
.50 PRFEE
6.00 MDEED
CHECK 231.00-
6498A06/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11375

IDENTIFICATION REFERENCE

JUN 17 1 22 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 260056