New Owner
Louis Feil
370 7th Avenue
New York, New York 10001

AS-146

Allen M. Rothman, Esq., c/o Concord Assets Group, Inc.
745 Fifth Avenue, New York, New York 10151

This instrument prepared by:

Fee. 147-12-0-035.01

CORPORATE FORM

THIS INDENTURE, made and entered into ~~this~~ as of the 20th day of August, 1986

by and between Concord Equity Multiplier Sunbelt, Inc., formerly M & H Properties, Inc. a corporation organized and existing under and by virtue of the laws of the State of Delaware, party of the first part, and Louis Feil, an individual residing at 370 Seventh Avenue New York, New York 10001

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, of the second part

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in City of Nashville County of Davidson State of Tennessee

All that real property described on Exhibit "A" attached hereto and made a part hereof.

41302

IDENTIFICATION

SEP 11 3 15 PM '86

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto said party of the second part, his heirs, and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except as to the item(s) described on Exhibit "B" attached hereto and made a part hereof.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

Concord Equity Multiplier Sunbelt, Inc.

By: Vice President

ATTEST: Asst Secretary

CORPORATE SEAL 1985 DELAWARE

Address of Property 4723 Nolensville Road, Nashville, Tennessee

Mailing Address for Tax Notices Malone & Hyde, Inc., Specialty Stores Real Estate
3030 Poplar Avenue, P.O. Box 1719, Memphis, TN 38101

STATE OF ~~TENNESSEE~~ NEW YORK
COUNTY OF ~~SHELBY~~ NEW YORK

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Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Robert Mandor and Debra E. Weissman, with whom I am personally acquainted and who upon oath acknowledged themselves to be the Vice President and Asst. Secretary, respectively of Concord Equity Multiplier Funbelt, Inc. the within named bargainor, a corporation, and they as such Vice President and Asst Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Vice President, and attesting the same by the Asst Secretary.

WITNESS my hand and official seal at office this 2nd day of September, 1986

ALLEN M. ROTHMAN
NOTARY PUBLIC, State of New York
No. 24-4679262
Qualified in Kings County
Commission Expires Dec. 31, 1988

COMMISSION EXPIRES:

Allen M. Rothman
Notary Public

WARRANTY DEED

MEMPHIS TITLE

100 North Main Building
P.O. Box 3073
Memphis, Tennessee 38103
Phone (901) 525-4343

TO

State Tax . . . . . $

Clerk's Fee . . . . . $

TOTAL . . . . . $

Paid

Deputy County Court Clerk.

MTC 0019

MY COMMISSION EXPIRES 6/30/88

Notary Public
FLORA FRIEDMAN
NOTARY PUBLIC, State of New York
No. 31-4806113
Qualified in New York County
Commission Expires June 30, 1988

Subscribed and sworn to before me this 4th day of September, 19 86

Affiant

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $320,717.58 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE, COUNTY OF SHELBY }

MY COMMISSION EXPIRES:

Notary Public

WITNESS my hand and Notarial Seal at office the day and year above written.

President.

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 such

President of

with whom I am personally acquainted and who, upon oath, acknowledged himself to be the

State and County aforesaid, personally appeared

On this day of , 19 , before me, the undersigned Notary Public in the

STATE OF TENNESSEE COUNTY OF SHELBY

EXHIBIT A

Lot situated in Davidson County, Tennessee, being all of Lot 2 in Union 76 Subdivision in the City of Nashville as shown on Plat of record in Book 4300, page 42, Register's Office for Davidson County, Tennessee, and more particularly described as follows:
BEGINNING at an iron pin in the western R.O.W. margin of Nolensville Road, said pin also being the northeast corner of Lot 1 of Union 76 Subdivision; thence leaving said R.O.W. S. 66° 25' 28" W. 176.00 feet to an iron pin, the common corner of Lots 1,2, and 3; thence N. 23° 06' 25" W. 96.35 feet to an iron pin; thence N. 1° 20' 21" W. 112.35 feet to an iron pin in the southern R.O.W. margin of Northcrest Drive; thence with the chord of a curve, having a radius of 273.70 feet and a length of 90.57 feet, N. 79° 10' 51" E. 90.16 feet to a concrete monument; thence with the chord of a curve having a radius of 46.0 feet and a length of 67.40 feet, S. 68° 19' 27" E. 61.53 feet to a concrete monument; thence with the chord of a curve, having a radius of 1814.37 feet and a length of 136.99 feet, S. 24° 11' 08" E. 136.96 feet to the point of beginning, said tract containing 0.69 acres, more or less.
BEING the same property conveyed to Malone & Hyde, Inc., a Tennessee corporation by deed from Union Oil Company of California, a California corporation of record in Book 6107, page 65, Register's Office for Davidson County, Tennessee.

Together with all right, title and interest of Malone & Hyde, Inc. in any easements, covenants and other rights appurtenant to the above-described property and the improvements thereto and any land in the bed of any street, road, avenue, or alley, whether open, proposed or closed, in front of or adjoining the above-described property, to the center line thereof.

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EXHIBIT B

1. Taxes for 1986 and subsequent years.

2. Easement reserved in instrument recorded in Book 6303, Page 729, Register's Office for Davidson County, Tennessee.

3. Easement(s) and Building setback(s) as shown on plat recorded in Book 4300, Page 42, said Register's Office.

4. Restrictions shown on Plat recorded in Book 4300, Page 42, said Register's Office.

5. Survey matters shown on survey dated April 1, 1985 prepared by A & A Engineering, Inc. and any such additional matters as would be disclosed by an accurate survey and inspection of the premises made subsequent to said survey.

   Survey prepared by A & A Engineering, Inc. indicates the following:

   (1) Gas Line along southerly line.
   (2) Electric and telephone lines along the easterly line.
   (3) Underground 54" concrete pipe crossing the property.
   (4) Encroachment of concrete curb and pad.

   All as more particularly shown on said survey.

6. Lease from M & H Properties to Malone & Hyde, Inc., dated August 15, 1985, Memorandum of which is recorded in Book 6638, Page 794, said Register's Office.

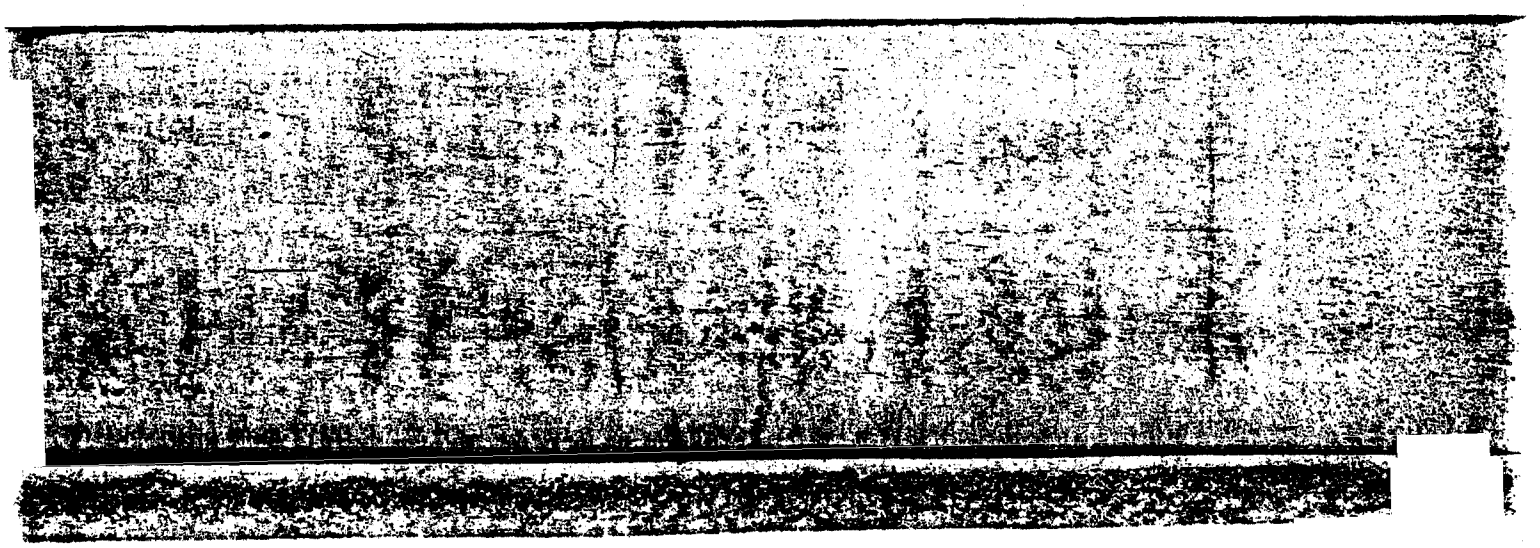
7. Deed of Trust given to Howard T. Ayres, Jr., Calvin L. Wells, and Mid-South Title as trustees, in Book 6638, Page 755, securing The Minnesota Mutual Life Insurance Company.

   Together with the following supporting documents:

   (1) Assignment of Leases in Book 6638, Page 798.
   (2) Agreement in Book 6638, Page 839.
   (3) Financing Statement in Book 6639, Page 188.

8. Modification of Deed of Trust Agreement dated as of June 30, 1986, and recorded on July 14, 1986 in Book 6915, Page 386.

DK138B/AS146



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

320717.59- CAMT
897.96 CSTAX
.50 PRFEE
12.00 TDEED
VB 12.00- TDEED
12.00 WDEED
CHECK 918.46-
1095A09/11 V86 BAL .00-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41302

IDENTIFICATION REFERENCE

SEP 11 3 15 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 293934