Box 49 (4)

BOOK 6995 PAGE 495

Address New Owner:	Map-Parcel Numbers:
Queen City Investments, Inc. c/o Farmers and Merchants Bank 302 Pine Avenue Long Beach, California	Part of 71-11-1; 71-11-2; 71-11-273
Send Tax Bills To:	**Address of Mortgagee:**
SAME	

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Dwight M. Kendall and Dona S. Kendall, as Trustees of the KENDALL FAMILY TRUST-1981 (the "Grantor"), with full power to sell, mortgage, or convey without the joinder of any beneficiary, has bargained and sold, and by these presents does transfer and convey unto the said QUEEN CITY INVESTMENTS, INC., a California corporation (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by this reference (the "Property").

STATE OF California
COUNTY OF Los Angeles

The actual consideration or value, whichever is greater, for this transfer is $2,700,000.00.

Dwight M. Kendall, Trustee
Charles Hoffman, Secr.
Affiant

Subscribed and sworn to before me this 29th day of Sept., 1986.

Margaret Brown
Notary Public
My Commission Expires: _____

OFFICIAL SEAL
MARGARET BROWN
Notary Public - California
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
MY COMMISSION EXPIRES APRIL 21, 1987

47907

IDENTIFICATION REFERENCE

Oct 1 8 26 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth on Exhibit B which is attached hereto and incorporated herein by this reference.

This is improved property, known as 1508 Dickerson Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the same is unencumbered except as set forth herein.

And Grantor does further covenant and bind itself to warrant and forever defend the title to the Property to the said Grantee and Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 24th day of September, 1986, but effective as of the 30th day of September, 1986.

Dwight M Kendall

DWIGHT M. KENDALL, TRUSTEE for
the Kendall Family Trust-1981

Dona S Kendall

DONA S. KENDALL, TRUSTEE for
the Kendall Family Trust-1981

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, Lessie Jean Watkins, a Notary Public in and for said County and State, the within named Dwight M. Kendall, Trustee, the bargainor, 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 Los Angeles, California, this 24th day of September, 1986.

OFFICIAL SEAL
LESSIE JEAN WATKINS
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires JUN 6, 1988

Lessie Jean Watkins
Notary Public
My Commission Expires: 6-6-88

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, Lessie Jean Watkins, a Notary Public in and for said County and State, the within named Dona S. Kendall, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Los Angeles, California, this 24th day of September, 1986.

OFFICIAL SEAL
LESSIE JEAN WATKINS
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires JUN 6, 1988

Lessie Jean Watkins
Notary Public
My Commission Expires: 6-6-88

EXHIBIT A

Being a parcel of land situated in Nashville, Davidson County, Tennessee said parcel being a portion of the same property conveyed to Dwight Kendall and Dona S. Kendall as of record in Deed Book 5779, Page 639 in Register's Office of Davidson County, Tennessee and being more particularly described by metes and bounds according to a survey of Dale & Associates, Inc. dated September 23, 1986 (Job No. 86218) as follows:

Beginning at a point situated in the Westerly margin of Dickerson Pike said point being the Northeast corner of the Dickerson Road partnership subdivision, as recorded in Plat Book 6250, page 187 said Register's Office.

Thence, leaving said road N 84 27' 03" W, a distance of 222.39 feet to an iron rod;

Thence, S 05 48' 23" W, a distance of 33.83 feet to an iron rod;

Thence, N 83 53' 22" W, a distance of 50.03 feet to an iron rod;

Thence, S 03 17' 33" W, a distance of 180.88 feet to an iron rod situated in the Northerly line of the Metropolitan Government Shwab School Property;

Thence, along said line N 83 48' 41, a distance of 1073.64 feet to an iron road;

Thence, leaving said line N 08 14' 06" W, a distance of 460.85 feet to an iron rod;

Thence, N 44 51' 46" E, a distance of 492.99 feet to an iron rod;

Thence, S 84 28' 17" E, a distance of 814.49 feet to an iron rod;

Thence, S 86 48' 18" E, a distance of 357.41 feet to an iron rod situated in the westerly margin of Dickerson Pike;

Thence, with said margin of Dickerson Pike S 08 39' 16" W, a distance of 635.94 feet to a spike in the asphalt;

Thence, around a curve to the right having a central angle of 00 08' 25" having a radius of 2819.00 feet a total distance of 6.91 feet to the Point of Beginning and containing 24.89 acres of land more or less.

Being the same property conveyed to the Grantor by Quitclaim Deed from Dickerson Co., Inc. of even date herewith.

EXHIBIT B

1. Taxes for the current year.

2. Easements of record in Book 3990, Page 751 and Book 3990, Page 798, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 6995 PAGE 590

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
		CONV. 2,700,000.00		

7560.00 CSTAX
.50 PRFE
15.00 WDED
CHECK 7575.50
8500A17/31/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47907

IDENTIFICATION REFERENCE

Oct 1 8 26 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 301242