Box 18

This Instrument Prepared By:

Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37201

BOOK 7012 PAGE E 1

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
TennSouth Properties, Ltd. 2100 West End Avenue Suite 1160 Nashville, Tennessee 37203	Same	92-16-361 92-16-362 92-16-366 92-16-367 92-16-373

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, FISI*MADISON FINANCIAL CORPORATION, a Tennessee corporation, formerly Financial Institution Services, Inc., the Grantor herein, has bargained and by these presents does transfer and convey unto TENNSOUTH PROPERTIES, LTD, a Tennessee Limited Partnership, the Grantee herein, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A INCORPORATED HEREIN BY REFERENCE

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor does covenant with the said Grantee that it 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 herein set forth on Exhibit B hereto. Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons, whomsoever.

WITNESS the execution hereof this 16th day of October, 1986

FISI*MADISON FINANCIAL
CORPORATION

By: Kenneth E Alexander

Title: Sr. Vice Pres.

5375 8

FOR REFERENCE

OCT 16 3 14 PM '86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Rebecca A Gibbs of the state and county aforesaid, personally appeared Kenneth E. Alexander, 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 (or other officer authorized to execute the instrument) of FISI*Madison Financial Corporation, the within named bargainor, a corporation, and that he as such Senior Vice-President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Senior Vice-President.

Witness my hand and seal, at office in Nashville, Tennessee, this 16th day of October, 1986.

Rebecca A. Gibbs
Notary Public

My Commission Expires:
My Commission Expires July 9, 1989

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $3,200,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed this 16th day of October, 1986.

Rebecca A. Gibbs
Notary Public

My Commission Expires:
My Commission Expires July 9, 1989

WEM/vgn

EXHIBIT A

TRACT NO. I: (92-16-366)

Being Lot No. 108 in O. B. Hayes First Plan of Small Lots, as of record in Plan Book 1, page 69, Chancery Court of Davidson County, Tennessee.

Said Lot fronts 50 feet on the east side of Lamar Street, now 18th Avenue South, and runs back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Financial Institution Services, Inc., a Tennessee Corporation, by deed from Mrs. Lois B. Carver (Vantrease), a widow, of record in Book 5692, page 209, said Register's Office, Davidson County, Tennessee.

TRACT NO. II: (92-16-373 & 362)

Being Lots Nos. 91, 92, 93, 109, 110 and 111 on the Plan of O. B. Hayes First Plan of Small Lots, of record in Plan Book 1, page 69, Chancery Court of Nashville, Tennessee.

Said Lot Nos. 91 and 92 front together 100 feet on the westerly side of 17th Avenue South and run back between parallel lines, the northerly line of Lot No. 91 running along the southerly margin of South Street, 150 feet, more or less, to an alley.

Said Lot No. 93 fronts 50 feet on the west side of 17th Avenue South and runs back between parallel lines 151 feet, more or less, to an alley.

Said Lot Nos. 109, 110, and 111 front together 150 feet on the easterly side of 18th Avenue South and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Financial Institution Services, Inc., a Tennessee Corporation, by deed from Almo, a general partnership, comprised of Henry C. McCall, Bill G. Looper, Travis R. Anderson and Millard V. Oakley, as of record in Book 5723, page 654, Register's Office, Davidson County, Tennessee.

TRACT NO. III: (92-16-361)

Being Lot No. 112 in O. B. Hayes First Plan of Small Lots, as of record in Plan Book 1, page 69, Chancery Court at Nashville.

Said Lot No. 112 according to the deeds fronts 50 feet on the easterly side of 18th Avenue, South, formerly Shields or Lamar Street, and runs back between parallel lines with the southerly margin of Catron Street 151 feet more or less to an alley. Refers to Book 286, page 525 and Book 437, page 119, Register's Office for said County.

Being the same property conveyed to Financial Institution Services, Inc., by deed from Almo, a general partnership composed of Travis R. Anderson, Bill G. Looper, Henry C. McCall and Millard V. Oakley, as of record in Book 5723, page 651, Register's Office, Davidson County, Tennessee.

TRACT NO. IV: (92-16-367)

Land in Davidson County, Tennessee, being Lot No. 107 in the O. B. Hayes First Addition to Nashville, Tennessee, a plan of which is recorded in Plat Book 1, page 69, of the Chancery Court of Davidson County, Tennessee.

Said Lot No. 107 fronts 50 feet on the east margin of 18th Avenue South, formerly Shields Avenue or Lamar Street, and runs back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Financial Institution Services, Inc., by deed from Hazel Derryberry, Executrix of the Estate of Trilby Jordan, deceased; and Hazel Derryberry and W. C. Langford, sole beneficiaries of the Estate of Trilby Jordan, deceased, of record in Book 6077, page 962, Register's Office for Davidson County, Tennessee.

JH/smb-11

EXHIBIT B

1. 1986 or current year's taxes, a lien but not yet due and payable as follows:

Tract No. 1	$ 544.09
Tract No. 2	$ 88,820.92
Tract No. 3	$ 573.89
Tract No. 4	$ 553.51

2. Easement granted to Metropolitan Government of Nashville, for line easement, of record in Book 5599, page 670, Register's Office. (Affects Tract 3)

3. Plan of record in Plan Book 1, page 69, Chancery Court of Nashville, Tennessee. (Affects all tracts)

JH/smb-11

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

RECEIVED OF _____

FOR _____

BOOK 7012 PAGE 5

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
	CO	3,200,000.00		

8960.0 STTX
.50 PRFEE
12.00 MISC
CHECK 8972.50-
5E56A10/10/86 TAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

537.58 IDENTIFICATION Oct 16 3 14 PM '86

No. 01455