STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $125,000.

Michael D. Baron
Affiant

Subscribed and sworn to before me, this 30 day of November, 1985.

Notary Public

My Commission expires: 7-18-87

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

6074 2
IDENTIFICATION REFERENCE
Nov 6 10 29 AM '86
TERRY R. WILSON, REGISTER
DAVIDSON COUNTY, TN

Mortgagee:

NONE

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Metropolitan Real Estate Investors, a Tennessee general partnership c/o Walter Knestrick Construction, Inc. P. O. Box 111269 Nashville, TN 37211	Same	075-0-034 4D 08170

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **FLAGSHIP ENTERPRISES, INC.**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **METROPOLTIAN REAL ESTATE INVESTORS,** a Tennessee general partnership, composed of **WALTER G. KNESTRICK, HUBERT MITCHELL, AND MICHAEL BARON,** hereinafter called the Grantees, 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 Second Civil District of Nashville, Davidson County, Tennessee, located east of Old Hickory Boulevard and south of Lebanon Road (U.S. Highway 70), known as Outlot 2, more particularly described as follows:
>
> BEGINNING at a concrete monument being the intersection of the southerly margin of Lebanon Road and the easterly margin of the Seaboard System Railroad; thence with the southerly margin of Lebanon Road with a curve to the right having a central angle of 01° 24' 45" a radius of 3,755.72 feet and an arc length of 92.59 feet; thence North 31° 04' East 22.28 feet; thence leaving said road South 78° 42' 36" East 271.75 feet to the westerly margin of a proposed drive; thence with said drive South 05° 35' 00" West 175.00 feet; thence leaving said drive North 84° 25' 00" West 293.64 feet to a point

in the easterly margin of Seaboard System Railroad; thence with a curve to the left having a central angle of 03° 00' 10" a radius of 1,946.90 feet and an arc length of 102.04 feet to the point of beginning; containing 1.31 acres, more or less.

Being the same property conveyed to Flagship Enterprises, Inc. by Wal-Mart Properties, Inc., of record in Book 6963, page 361, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1986 Metro taxes, Wal-Mart Properties, $3,375.22, UNPAID.

2. A 5 foot by 25 foot anchor easement along the easterly margin of the Louisville and Nashville Railroad acquired by the Metropolitan Government acting by and through the Electric Power Board, by decree in Docket No. C-2560, 3rd Circuit Court, Davidson County, Tennessee.

This is improved property, known as: "Outlot 2" in the 2nd Civil District of Davidson County, Tennessee, located east of Old Hickory Blvd. and south of Hwy. 70.
(House Number) (Street)

(P. O. Box) (City or Town) (Postal Zip)

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, theirs heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 3rd day of November, 1986.

FLAGSHIP ENTERPRISES, INC.

By: A J Halligan III

Title: Pres

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared A.J. Halligan, III, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Flagship Enterprises, Inc., the within-named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said A.J. Halligan III as such Pres.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of November, 1986.

Notary Public

My Commission Expires: 7-18-87

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

RECEIVED OF _____

FOR _____

BOOK 7033 PAGE 8

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

12500.00- CAMT.
350.00 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 356.50-
3122A11/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60742

IDENTIFICATION REFERENCE

Nov 6 10 29 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.09170