This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
27th Floor, L & C Tower
Nashville, TN 37219

Map: 159-1
Parcel: 24
map: 159-2
Parcel: 58

Address New Owner(s):

F & C Partnership
% Richard Johnson
329 Union Street
Nashville, TN 37201

Send Tax Bills to:

New Owners

Mortgagee:

Fidelity Federal
401 Union Street
Nashville, TN 37219

WARRANTY DEED

BOOK 7080 PAGE 662

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Dukes & Dukes Development Corporation (the "Grantor"), has this day bargained and sold, and does thereby transfer and convey to F & C Partnership, composed of Robert W. Fidler & Malcolm Clissold (the "Grantee"), its successors, heirs and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors, heirs and assigns, forever.

AND Grantor convenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of December, 1986.

DUKES & DUKES DEVELOPMENT CORPORATION

By: _____
Hunter McDonald, III, Secretary

7629 0

IDENTIFICATION REFERENCE

Dec 23 4 43 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Hunter McDonald, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19 day of December, 1986.

Notary Public

My Commission Expires: 3-11-90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 225,000.00 .

Affiant

Subscribed and sworn to before me, this 19 day of December, 1986.

Notary Public

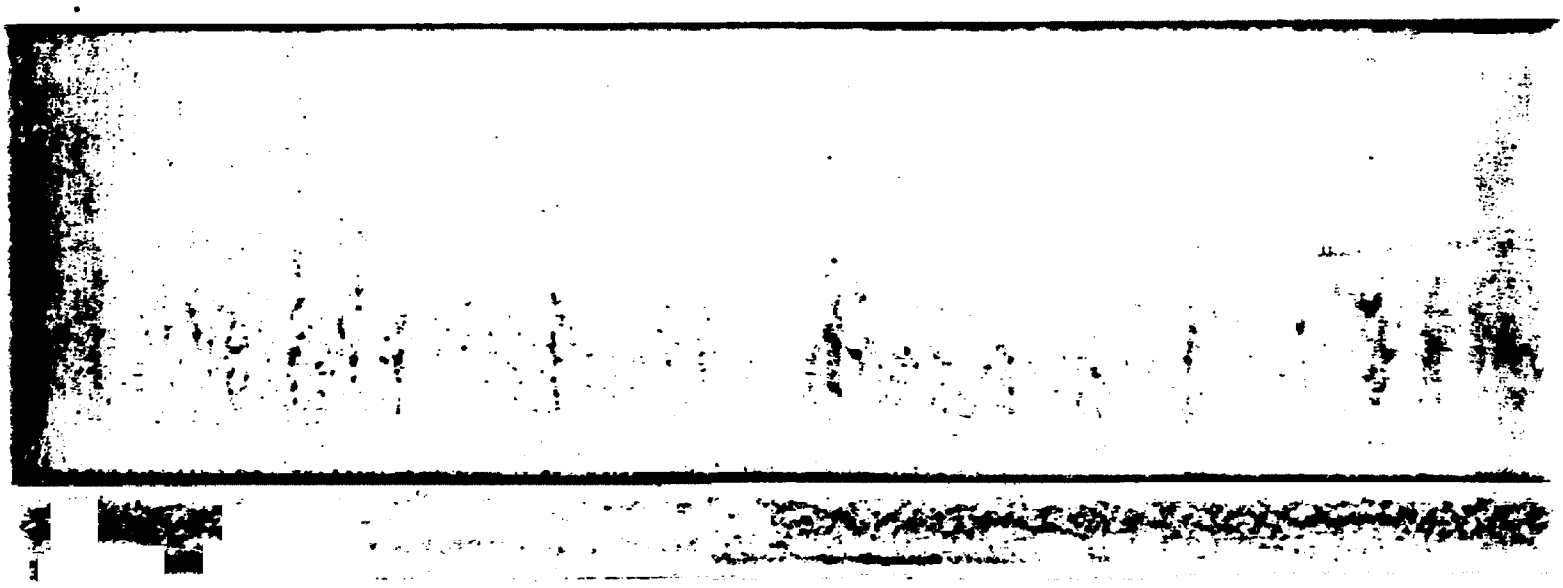
My Commission Expires: 3-11-90

DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) No. 36 and 67 on the Plan of Hound's Run as of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the property conveyed to Dukes & Dukes Development Corporation by deeds, of record in Book 7079, page 979, Book 7079, page 982, Book 7079, page 987, and Book 7079, page 991, Register's Office for Davidson County, Tennessee.

Exhibit "A"

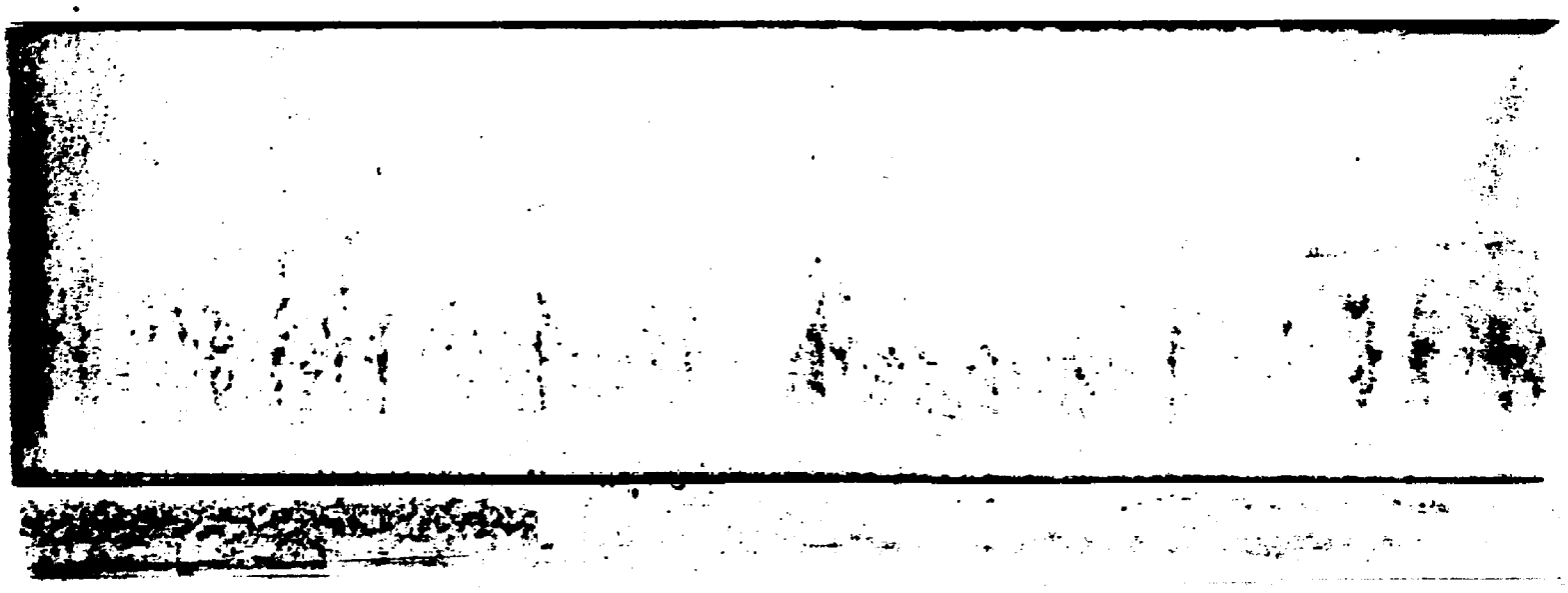


TITLE EXCEPTIONS

1. All matters appearing on the Plan of Hound's Run, of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee.

2. Declaration of Protective Covenants, Conditions and Restrictions for Hound's Run, of record in Book 7079, page 995, Register's Office for Davidson County, Tennessee.

Exhibit "B"



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

RECEIVED OF _____

FOR _____

BOOK 7080 PAGE 666

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

2.00 - R- CRNT
CO - R- STATE
.50 PRFEE
12.00 .25
CHECK 342.50-
0910X12/23/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 6 2 9 0

IDENTIFI REFERENCE

Dec 23 4 43 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 26616