12-23-86

This instrument prepared by:
Marlene Eskind Moses
Attorney at Law
323 Union Street
Nashville, TN 37201

WARRANTY DEED

BOOK 7089 PAGE 1

ADDRESS NEW OWNER:
Centennial Boulevard Associates
231 Wilson Pike Circle
Brentwood, Tennessee 37207

SEND TAX BILLS TO:
Centennial Blvd. Associates
231 Wilson Pike Circle
Brentwood, Tennessee 37207

MAP/PARCEL NO.:
Map 79
P/O 25 & 58.8
To

MORTGAGEE:
Elaine M. Eskind
Alyse Sprintz
Morris Furniture Company, Inc.

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00); and and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ELAINE M. ESKIND and ALYSE SPRINTZ have bargained and sold and by these presents do transfer and convey unto the said CENTENNIAL BOULEVARD ASSOCIATES the Grantee herein, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more fully described as:

See Exhibit "A" attached hereto and incorporated herein by reference.

To have and to hold the said tract or parcel of land, with the appurtenances, improvements, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever. And we do covenant with the said Grantee 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, except as of record. And we do further covenant and bind ourselves, our successors and assigns to warrant and forever defend the title to said land to the said Grantee, its successors and assigns against the lawful claims of all persons, whomsoever.

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

The Undersigned Edward N. Eskind, husband of Elaine M. Eskind, and Charles Sprintz, husband of Alyse Sprintz, join in the execution of this deed to convey to Grantees any interest they may have in the property conveyed herein and to waive any marital rights they may have in the property.

Elaine M. Eskind
ELAINE M. ESKIND

EDWARD N. ESKIND

Alyse Sprintz
ALYSE SPRINTZ

Charles Sprintz
CHARLES SPRINTZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ELAINE M. ESKIND with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 30th day of December, 1986.

Shelia N. Street
NOTARY PUBLIC

My Commission Expires: 02/28/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared EDWARD N. ESKIND with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 30th day of December, 1986.

Shelia N. Street
NOTARY PUBLIC

My Commission Expires: 02/28/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ALYSE SPRINTZ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 30th day of December, 1986.

Shelia N. Street
NOTARY PUBLIC

My Commission Expires: 02/28/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared CHARLES SPRINTZ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 30th day of December, 1986.

Shelia N. Street
NOTARY PUBLIC

My Commission Expires: 02/28/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $1,325,000. This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30th day of December, 1986.

NOTARY PUBLIC

My Commission Expires: 12/28/89

JOHN KOHL & COMPANY, P.C.

LAND SURVEYORS

BOOK 7089 PAGE 4

400 SEVENTH AVENUE, SOUTH • PHONE (615) 255-3535
NASHVILLE, TENNESSEE 37203

DECEMBER 31, 1986

PROPERTY DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SAME PORPERTY CONVEYED TO ALYSE SPRINTZ AND ELAINE M. ESKIND IN DEED BOOK 7061, PAGES 696,699 AND PAGE 703, R.O.D.C., TENNESSEE;

BEGINNING AT AN IRON PIN IN THE WESTERLY RIGHT OF WAY OF CENTENNIAL BOULEVARD, SAID IRON PIN BEING LOCATED NORTHERLY 540 FEET , MORE OR LESS ALONG SAID WESTERLY RIGHT OF WAY FROM THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF THE SEABOARD SYSTEMS RAILROAD AND THE SAID WESTERLY RIGHT OF WAY OF CENTENNIAL BOULEVARD, AT THE SOUTHEAST CORNER OF LOT ONE AS SHOWN ON PLAT BOOK 6200, PAGE 547, R.O.D.C.; THENCE LEAVING SAID WESTERLY RIGHT OF WAY S71°14'02"W, 99.40 FEET TO AN IRON PIN; THENCE N18°45'58", 216.81 FEET TO A POINT; THENCE N71°14'02"E, 5.63 FEET TO AN IRON PIN; THENCE N18°45'58"W 42.98 FEET TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO J.W. HATCHELL, AS RECORDED IN DEED BOOK 6533, PAGE 672, R.O.D.C.; THENCE CONTINUING ALONG SAID HATCHELL'S NORTHERLY LINE N71°29'10"W, 204.67 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF THE AFORESAID SEABOARD SYSTEMS RAILROAD PROPERTY; THENCE CONTINUING ALONG SAID SEABOARD SYSTEMS RIGHT OF WAY, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2143.75 FEET, A DISTANCE OF 128.65 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY N18°30'00"W, 263.05 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY N71°30'20"E, 299.71 FEET TO A POINT IN THE WETERLY RIGHT OF WAY OF SAID CENTENNIAL BOULEVARD, THENCE CONTINUING ALONG SAID RIGHT OF WAY S18°45'58"E, 650.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.287 ACRES, MORE OF LESS.

78415

IDENTIFT REFERENCE

Dec 31 12 10 PM '86

...RLES MAFFON REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7089 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
		1,325,000.00 Co Amt		
			3710.00 COTAX	
			.50 [illegible]	
			10.00 [illegible]	
			[illegible] 3720.50	
			3E6531C/31/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78415

IDENTIFICATION REFERENCE

Dec 31 12 10 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28932