ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
John C. Groomes (NAME)	Service Merchandise Co. (NAME)	6D,A-36063 #98
6025 Meringue Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	6D,A-36061 #99
Brentwood Tenn 37027 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	6D,A-36058 #100
		Map 118-16 Parcels 47,48,49

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00) and 00/100---------- DOLLARS

and other good and valuable consideration the receipt of which is hereby acknowledged.

Robert D. Fulcher, Trustee,
with full power to sell, transfer or convey without the joinder of any beneficiary.

have bargained and sold, and by these presents do transfer and convey unto the said John C. Groomes

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 98, 99 and 100 on the Plan of Sidco, Section III, of record in Book 2663, page 41, Register's Office for said County, to which plan reference is made for a more detailed description.

Being the same property conveyed to Robert D. Fulcher, Trustee by deed from J. M. Property, Inc. of record in Book 5638, page 58, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Plan of Record in Book 2663, page 41.
2. Easement for use of sewage facilities in book 2707, page 619; Book 2499, page 86; Book 2293, page 573 and conveyance of existing facilities and equipment to City of Nashville in Book 3434, page 174 and Book 4423, page 268.
3. Exception and reservation in favor of United States in and to all fissionable materials in Book 2152, page 347, Register's Office of Davidson County, Tennessee.
4. Pavement encroachment of a maximum of 5.56' on the southerly side and decreasing along said southerly line; and potential encroachment of satellite dish on the northeasterly rear portion of said lot depending on dish orientation; and overhead telephone and electricity lines which cross property and sewer and drainage easements all as shown on survey by Anderson-Delk and Associates dated December 19, 1986.
5. Lease agreement dated May 30, 1985 with Service Merchandise Company, Inc. and amendment dated November 18, 1986.

unimproved ( )
This is improved (X) property, known as 2950 Foster Creighton (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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, their heirs and assigns against the lawful claims of all persons, whomsoever. Except as above set forth.

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.

Witness our hands this 30th day of December, 1986.

Robert D. Fulcher, Trustee
Robert D. Fulcher, Trustee

BOOK 7095 PAGE 128

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, the within named Robert D. Fulcher, 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 Nashville, Tenn., this 30th day of December, 1986.

My commission expires 10-24-88 Notary Public Gail Pigg

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 505,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

John C. Groomes

Sworn to and subscribed before me
this 5th day of December, 1986.

My commission expires 10-24-88 Notary Public Gail Pigg

This instrument was prepared by:

Gail Pigg, Atty., 219 Second Avenue, North, First Floor Suite, Nashville, Tennessee 37201

Name Address

79964

IDENTIFICATION REFERENCE

JAN 6 1 45 PM '87

FELIX J. WILSON REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM Robert D. Fulcher, Trustee

TO John C. Groomes

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

2nd file

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

RECEIVED OF _____

FOR _____

BOOK 7095 PAGE 129

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

50[illegible].0- CONT.
14[illegible]4.50 CO TX
.50 [illegible]
6.00 [illegible]
CHK 1480.50-
50[illegible]1/25/87 CAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 9 9 6 4

IDENTIFICATION/REFERENCE

JAN 5 1 45 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 30651