THIS INSTRUMENT PREPARED BY:
Martin, Ockerman & Brabant
200 North Upper Street
Lexington, KY 40507

By: Foster Ockerman
Foster Ockerman

BOOK 7104 PAGE 1

WARRANTY DEED

Address of new owners as follows: McALLAN INVESTMENTS, a Kentucky General Partnership, Suite 208, 1500 West Main Street, Lexington, KY 40505.

Send tax bills to above address.

Map parcel numbers: Map 119-9, Parcel 293.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by McAllan Investments, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and as a further consideration, McAllan Investments has assumed and agrees to pay the unpaid balance of an original indebtedness in the amount of $100,000.00, secured by deed of trust of record in Book 4907, Page 98, Register's Office for Davidson County, Tennessee.

B-J INVESTMENTS, INC., has this day bargained and sold, and does hereby transfer and convey unto the said McALLAN INVESTMENTS, the Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land located in the Sixth Civil District of Davidson County, Tennessee, described according to a survey by George W. Watkins, Surveyor, dated April 3, 1975, as follows:

Beginning at an iron pin (existing) in the north boundary of W. H. Legraff property as of record in Book 2303, Page 419, Register's Office for Davidson County, Tennessee, and being 25 feet west of the centerline of Logan Street; thence North 84 deg. 38' West 124 feet to a large fence post and being the northeast corner of Lot No. 13 on the Plan of Parkway Subdivision as of record in Book 974, Page 62, Register's Office for Davidson County, Tennessee; thence with said boundary North 87 deg. 00' West 56.1 feet to an iron pin; thence North 5 deg. 40' East 224.0 feet to an iron pin in the east boundary of the property of record in Book 4712, Page 293, Register's Office for Davidson County, Tennessee; thence South 84 deg. 58' East 181.0 feet to an iron pin; thence South 6 deg. 01' West 218.4 feet to the point of beginning, and containing 0.908 acre.

Being the same property conveyed to B-J Investment, Inc., by deed from Fred Horrell and Steve Horrell, a partnership doing business as F & S Investment Company, of record in Book 6208, Page 913, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2837 Logan Avenue, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as stated above. BOOK 7107 PAGE 2

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons.

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

Witness our hands this 23rd day of December, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

B-J Investments, Inc., a
Kentucky corporation

By: _____
John T. Bakhaus, President

ATTEST: _____
William P. Jackson,
Secretary

STATE OF KENTUCKY)
) SCT.
COUNTY OF FAYETTE)

Before me, Wanda F Murphy, a Notary Public of the State and County aforesaid, personally appeared John T. Bakhaus, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of the B-J Investment, Inc., the within named bargainor, a corporation, and that he, as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, this 23rd day of December 1986.

Wanda F. Murphy
NOTARY PUBLIC, STATE AT LARGE, KY.

My Commission expires: 12-15-89.

STATE OF KENTUCKY)
)
COUNTY OF FAYETTE)

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Subscribed and sworn to before me, this the 23rd day of December, 1986.

John T. Bakhaus
JOHN T. BAKHAUS, Affiant

My Commission Expires: 12-15-89.

Notary Public, State at Large, Ky.

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82630

IDENTIFICATION REFERENCE

JAN 12 11 53 AM '87

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7104 PAGE 4

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82630

IDENTIFI REFEREN

JAN 12 11 55 AM '87

No. 33555