THIS INSTRUMENT PREPARED BY:
JOHN L. VAN CLEAVE
18th Floor, First American Center
Box 110
315 Deaderick Street
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 7125 PAGE 213

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
F.F.H. PROPERTIES 1200 Cliftee Drive Brentwood, Tennessee 37027	SAME	Map: 120-6 Par: 46 2DA-51330

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

SUBSCRIBED AND SWORN to before me this 2nd day of February, 1987.

Notary Public

My Commission Expires:

11/12/90

89590

IDENTIFICATION REFERENCE

FEB 3 9 50 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty-Five Thousand Dollars ($235,000.00), the receipt of which is hereby acknowledged, we, Charles W. Mars and wife, Ruby G. Mars, hereinafter "GRANTORS", have this day bargained and sold and do hereby transfer and convey unto F.F.H. Properties, a Tennessee General Partnership composed of Gerald C. Forstner, Jr., Robert R. Frost and Robert E. Hoehn, hereinafter "GRANTEE", its successors and assigns, certain real estate as follows:

Land in Davidson County, Tennessee, situated in the Second Civil District of Davidson County, Tennessee and more particularly described as follows:

Begining at a point in the westerly margin of McGavock Pike, 30 feet South of an iron pin marking the southeast corner of the property leased to ~~Wilson & Company~~ Service Merchandise; Thence South 4 deg. 45' West along said westerly margin 150 feet to an iron pin; Thence South 63 deg. 30' West 36.1 feet to a concrete monument in the northerly margin of Murfreesboro Road; Thence North 58 deg. 2' West 119.6 feet to a point; Thence North 34 deg. 18' East 134.33 feet to a point; Thence South 85 deg. 15' East to the point of begining.

Together with a 30-foot common easement running from McGavock Pike to Murfreesboro Road, along the northerly boundary of subject property.

Being the same property conveyed to Charles W. Mars and wife, Ruby G. Mars by deed from Henry Hudson and wife, Ruth Hudson of record in Book 5271, page 557, Register's Office of Davidson County, Tennessee.

The conveyance is made subject to:

1. Real Estate taxes for 1987 which have been prorated as of the date hereof and assumed by GRANTEE.

2. Subject to common ingress/egress easement as shown on plan of record in Book 6200, page 398, Register's Office for Davidson County, Tennessee.

3. Lack of direct access to the controlled access highway on a portion of the Murfreesboro Road frontage, as such right of access has been vested in State of Tennessee by decree of Fifth Circuit Court of Davidson County, Tennessee, a certified copy of which is of record in Book 4037, page 973, Register's Office for Davidson County, Tennessee.

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. GRANTORS covenant that they 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 herein stated.

GRANTORS further covenant and bind themselves, their heirs and assigns, 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.

WITNESS our hands this 2 day of February, 1987.

Charles W. Mars
CHARLES W. MARS

Ruby G. Mars
RUBY G. MARS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES W. MARS and wife, RUBY G. MARS, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2 day of February, 1987.

Notary Public

My Commission Expires:

11/12/90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7125 PAGE 215

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

235000.00- CAMT.
658.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 664.50-
5793A02/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89590

IDENTIF. REFERENCE

FEB 3 9 50 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 41253