Fde 42

THIS INSTRUMENT PREPARED BY:
George R. Fusner, Jr.
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203

ADDRESS NEW OWNERS	MORTGAGEE	MAP/PARCEL NO.
G & W Partners, a Tennessee general partnership 3818 Cleghorn Avenue Nashville, TN 37215	Marshall I. Karr Trustee 530 Church Street Nashville, TN 37219	Map 104-13 Parcel Nos. 106 to 130

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, MARSHALL I. KARR, TRUSTEE, with full power to sell, transfer, convey, mortgage or otherwise encumber without joinder of any beneficiary, by virtue of a Land Trust Agreement of record in Book 6261, page 902, Register's Office for Davidson County, Tennessee, ("Grantor") has bargained and sold, and by these presents does transfer and convey unto G & W PARTNERS, a Tennessee general partnership composed of George Gianikas and Steve R. Wherry, ("Grantee") its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee (the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance of the Property and all covenants and warranties contained herein are made expressly subject to those matters set forth in Exhibit B which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,201,000.00.

George Gianikas
Affiant

SUBSCRIBED AND SWORN to before me, this 31st day of December, 1988.

Notary Public

1-10-89
My Commission Expires

02/03/89 3:30 CHECK

3133

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

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself, his heirs, successors and assigns, to warrant and forever defend the title to the Property of the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 31st day of December, 1986.

GRANTOR:

Marshall I. Karr Trustee

MARSHALL I. KARR, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, George R. Fisher, Jr., a Notary Public of the State and County aforesaid, MARSHALL I. KARR, TRUSTEE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of December, 1986.

Notary Public

My commission expires: 1-10-87

NOTARY PUBLIC AT LARGE STATE OF TENN.

EXHIBIT A

PROPERTY DESCRIPTION

BEING a tract of land lying in the 25th Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument in the northerly right of way of Brighton Road, a publicly dedicated 50-foot right of way, and being the northwest intersection of said Brighton Road and Leonard Avenue, a publicly dedicated 50-foot right of way; thence with the northerly margin of said Brighton Road North 89 degrees 15 minutes 38 seconds West 682.16 feet to an iron rod; thence leaving said northerly margin and with the easterly line of the Creighton property, as of record in Book 1109, page 257, Register's Office for Davidson County, Tennessee, North 01 degree 02 minutes 58 seconds West 326.01 feet to an iron rod at said Creighton's northeast corner; thence with the northerly line of said Creighton South 89 degrees 49 minutes 42 seconds West 99.80 feet to an iron rod in the southeast corner of the Forlines property, as of record in Book 3501, page 45, Register's Office for Davidson County, Tennessee; thence with the easterly line of said Forlines North 00 degrees 01 minute 29 seconds West 208.67 feet to an iron rod in the southerly right of way of Rolland Road, a publicly dedicated 100 foot right of way; thence with the southerly margin of said Rolland Road South 88 degrees 51 minutes 00 seconds East 550.63 feet to an iron rod; thence with a curve to the right, said curve having a radius of 99.90 feet, an arc length of 87.84 feet, and a chord bearing and distance of South 63 degrees 39 minutes 38 seconds East 85.04 feet to an iron rod in the westerly margin of said Leonard Avenue; thence with said westerly margin and a curve to the right, said curve having a radius of 843.10 feet, an arc length of 514.69 feet, and a chord bearing and distance of South 20 degrees 58 minutes 57 seconds East 506.74 feet to a concrete monument; thence with a curve to the right, said curve having a radius of 20.00 feet,an arc length of 32.89 feet, and a chord bearing and distance of South 43 degrees 37 minutes 44 seconds West 29.31 feet to the point of beginning, and containing 8.22 acres, more or less.

BEING the same property as shown on the plat entitled "Rolland Subdivision," as of record in Plat Book 1424, page 129, Register's Office for Davidson County, Tennessee, and being a part of Lot 23, of Block L, on the Map of the Whitland Realty Company's Subdivision, as of record in Book 332, page 141, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Marshall I. Karr, Trustee, with full power to sell, assign, transfer, convey, mortgage or encumber without the joinder of any beneficiary, by Deeds of record in Book 6261, page 888; Book 6261, page 892; Book 6261, page 895; Book 6261, page 898; and Book 6753, page 942; all of the Register's Office for Davidson County, Tennessee.

EXHIBIT B

APPROXIMATELY 7.47 ACRES
ROLLAND SUBDIVISION
NASHVILLE, TENNESSEE

PERMITTED EXCEPTIONS

1. Those items shown on the Plan of record in Book 1424, page 129, Register's Office for Davidson County, Tennessee

2. Sanitary Sewer and/or Storm Drainage Easement, of record in Book 4026, page 522, Register's Office for Davidson County, Tennessee.

3. Driveway Easement, of record in Book 5612, page 139, Register's Office for Davidson County, Tennessee.

4. Those items shown on the Plan of record in Book 332, page 141, Register's Office for Davidson County, Tennessee.

5. Sanitary Sewer and/or Storm Drainage Easement, of record in Book 3932, page 288, Register's Office for Davidson County, Tennessee.

6. Deed of Trust from Marshall I. Karr, Trustee, to John B. Hardcastle, Trustee, of record in Book 6261, page 910, Register's Office for Davidson County, Tennessee.

7. Deed of Trust from Marshall I. Karr, Trustee to Stephen C. Baker, Trustee, of record in Book 6753, page 945, Register's Office for Davidson County, Tennessee.

9 6 1 2 3
IDENTIFI REFERENCE
FEB 23 11 05 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7143 PAGE 531

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

2,201,000.00 conv.

6[illegible].00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 6175.30-
3[illegible]/02/23/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.6 1: 2 3

IDENTIFI REFERENCE

FEB 23 11 06 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 48438