THIS INSTRUMENT PREPARED BY:

Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37228

WARRANTY DEED

NAME OF MORTGAGEE

ADDRESS NEW OWNER (S) AS FOLLOWS	NAME	MAP PARCEL NUMBERS
H J & S Investments	None	82-7-539
(NAME)	(NAME)	
3030 Sidco Drive		82-11-156
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- Dollars,

and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowleged,

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R & G Realty, a General Partnership,

have this day bargained and sold, and do hereby transfer and convey unto the said H J & S Investments, a Tennessee General Partnership,

certain real estate in Davidson County, Tennessee, as follows: the Grantees herein, their successors, heirs and assigns.

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of James E. Ward's Resubdivision of Lots 19 thru 30 and part of Lot no. 31 on the Plan of W.L. Foster's Second Addition as of record in Book 21, page 49, and of record in Book 5200, page 156, Register's Office for Davidson County, Tennessee.

Beginning at a point 181.90 feet South of the southerly margin of Marina Street; thence, easterly 250.82 feet to a point in the westerly right-of-way of the L & N Railroad; thence, southerly along said right-of-way 193.67 feet to a point; thence, westerly 193.47 feet to a point; thence, northerly 163.27 feet to a point; thence, easterly 10.04 feet to a point; thence, northerly 18.63 feet to the point of beginning.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of James E. Ward's Resubdivision of Lot Nos. 19 thru 30 inclusive of a part of Lot No. 31 on the Plan of W.L. Foster's second addition of record in Book 5200, page 156, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 320.32 feet on the southerly side of Marina Street and extends back 181.90 feet on the westerly side and 200.09 feet on the easterly side to a line being the common line with Lot No. 2 and measuring 250.82 feet thereon.

Being the same property conveyed to R & G Realty, a General Partnership, from James E. Ward and wife, Pamela K. Ward, of record in Book 6169, page 83, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 138,000.00

Subscribed and sworn to before me, this the ____ day of _____, 19__

Affiant

My commission expires _____ (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 420 Marina Street (House Number) (Street) Nashville, Tennessee 37207 P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors, heirs 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 for those matters set forth on Exhibit "A" attached hereto.

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

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 23rd day of December, 1987, the corporate parts, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

R & G REALTY

BY: _____
Judith A. Runk, Partner

_____
Gary L. Grimes, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, , *a Notary Public in and for said County and State,*

the within named bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at *Tennessee, this day of , 19 .*

Notary Public

Commission expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, , *a Notary Public of the State and County aforesaid, personally appeared with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the the within named bargainor, a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as*

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

Notary Public

Commission expires

STATE OF MISSOURI)
)
COUNTY OF)

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared JUDITH A. RUNK and GARY L. GRIMES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be partners of R & G REALTY, a General Partnership, the within named bargainor, a partnership, and that they as such partners executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

WITNESS MY HAND and seal this 15 day of _____, 1987.

MARGARET POLLIS
NOTARY PUBLIC, STATE OF MISSOURI
ST. CHARLES COUNTY
MY COMMISSION EXP. SEPT. 5, 1990

My Commission Expires: _____ 15
NOTARY PUBLIC

WARRANTY DEED

FROM
R & G REALTY
TO
J H & S INVESTMENTS

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

ENCUMBRANCES

1. Taxes for 1987.

2. Matters shown on Plan of record in Book 5200, page 156, Register's Office of Davidson County, Tennessee.

3. Easement from James E. Ward Painting & Drywall Company to Cecil Oakley Christian, Sr. and Cecil Oakley Christian, Jr. dated May 11, 1979, filed for record in Book 5434, page 431, Register's Office for Davidson County, Tennessee.

4. Lease by and between R & G Realty, a General Partnership, as Lessor, and Fontaine Truck Equipment Company, as Lessee, dated May 20, 1986.

085046
IDENTIFICATION REFERENCE
MAR 27 9 54 AM '87
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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

180000.00- CAMT.
526.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 535.90-
7219A03/27/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08546

IDENTIFICATION REFERENCE

MAR 27 9 55 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 62223