WARRANTY DEED

FROM: Takacs and Clarkson, a Tennessee partnership composed of Garry J. Takacs and Richard L. Clarkson, Grantor

TO: CVS Investments, Ltd., a Tennessee limited partnership, Grantee

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Two Vantage Way Box 13 Nashville, TN 37228	First Tennessee Bank National Association 300 Deaderick Street Nashville, TN	096-13-169 & 096-13-174
		Field Book Numbers
		3DZ-73015 & 3DZ-73003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Seventy-Five Thousand Dollars ($375,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 30 day of March, 1987.

Notary Public

My Commission Expires: 7-18-87

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Takacs and Clarkson, a partnership composed of Garry J. Takacs and Richard L. Clarkson, and Takacs & Clarkson, a Tennessee general partnership, said entities being one and the same partnership, composed of the same partners, namely Garry J. Takacs and Richard L. Clarkson, (also formerly known as Takacs & Patton, a partnership), Grantor, has bargained and sold, and by these presents does transfer and convey unto CVS Investments, Ltd., a Tennessee limited partnership, Grantee, its successors

and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1: Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Parrish Commercial Park, Section One, as of record in Book 4470, page 89, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Cummings & Cummings, dated September 9, 1971, as follows:

BEGINNING at an iron pin in concrete on the southerly side of Elm Hill Pike and the northwest corner of Socony Mobil Oil Co., Inc.; thence with the southerly margin of Elm Hill Pike North 67° 37' West 124.12 feet to an iron pin; thence continuing North 77° 19' West 25.88 feet to an iron pin in concrete; thence leaving said southerly margin South 12° 41' West 225 feet to an iron pin; thence South 71° 17' East 104.40 feet to an iron pin; thence North 73° 25' East 105 feet to an iron pin; thence North 3° 25 feet West 169.8 feet to the point of beginning, but no further or otherwise.

Being the same property conveyed to Takacs & Patton, a partnership composed of Garry J. Takacs and Thomas H. Patton, Jr., by deed from Recreation Consultants, Inc., of record in Book 5874, page 963, said Register's Office, the said Thomas H. Patton, Jr., having conveyed his interest in Takacs & Patton, a Partnership, to Richard L. Clarkson, and the Partnership having changed its name to Takacs and Clarkson, a Partnership composed of Garry J. Takacs and Richard L. Clarkson, as evidenced by quitclaim deed of record in Book 6979, page 155, said Register's Office.

TRACT 2: Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Parrish Commercial Park, Section Sixteen, as of record in Book 6200, page 223, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the property conveyed to Takacs and Clarkson, a Tennessee General Partnership, formerly Takacs & Patton, a partnership, by deed from Recreational Consultants, Inc., of record in Book 6033, page 915, said Register's Office, the said Thomas H. Patton, Jr. having conveyed his interest in Takacs & Patton, a partnership, to Richard L. Clarkson and the partnership having changed its name to Takacs and Clarkson.

This conveyance is expressly made subject to the lien for 1987 taxes, matters shown on the plans of record in Book 4470, page 89 and Book 6200, page 223, said Register's Office; and rights to damages on frontage of up to 12 feet for widening of Elm Hill Pike (if

still applicable) of record in Book 4738, page 766, said Register's Office, as to Tract II only.

This is improved property, known as 2739 Elm Hill Pike, Nashville, Tennessee 37214.

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

And Grantor does covenant with the said Grantee that Grantor is a Tennessee general partnership composed of Garry J. Takacs and Richard L. Clarkson; that Grantor has no other partners; and that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

A boundary survey of the foregoing tracts by Barry Greer & Associates, dated March 25, 1987, Drawing Number 1144, shows certain discrepancies in the boundary lines that are shown in the recorded plats of record in Book 4470, page 89, and Book 6200, page 223, said Register's Office. In order that Grantee is assured of having title to any property which may lie outside of the boundaries of the two tracts described above, Grantor further quitclaims to Grantee so much of the following described property as is not contained within the boundaries of the two tracts described above:

Land in Davidson County, Tennessee, as shown on the survey of Barry Greer & Associates, dated March 25, 1987, Drawing Number 1144, described as follows:

Beginning at an existing iron pin in the southern boundary of Elm Hill Pike, being the northeast corner of Lot 1 and the Northwest corner of Lot 2 on the Plan of Parrish Commercial Park, Section 16, of record in Book 6200, page 223, Register's Office of Davidson County, Tennessee; thence along the southerly margin of Elm Hill Pike with the following calls:

(a) South 77° 15' 55" East 109.33 feet; thence

(b) South 67° 40' 10" East 123.71 feet;

Thence leaving the margin of Elm Hill Pike with the following calls:

(a) South 3° 15' 33" East 170.12 feet; thence

(b) South 73° 14' 58" West 103.65 feet; thence

(c) North 71° 40' 38" West 105.10 feet; thence

(d) North 12° 35' 17" East 62.94 feet; thence

(e) North 77° 25' 20" West 83.15 feet; thence

(f) North 12° 43' 03" East 162.23 feet to the point of beginning.

Witness my hand this 30th day of March, 1987.

TAKACS AND CLARKSON, a partnership composed of Garry J. Takacs and Richard L. Clarkson, being one and the same as Takacs & Clarkson, a Tennessee general partnership (also formerly known as Takacs & Patton, a partnership)

By: _____
Garry J. Takacs,
General Partner

By: Richard L. Clarkson by _____ Attorney in fact
Richard L. Clarkson,
General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, Notary Public of said State and County, Gary J. Takacs, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of March, 1987.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, Notary Public of said State and County, Garry J. Takacs, attorney in fact for Richard L. Clarkson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker, and who further personally appeared before me, and is known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Richard L. Clarkson, a partner in Takacs and Clarkson, and who acknowledged that he executed the same as the free act and deed of Richard L. Clarkson, as partner in Takacs and Clarkson, a partnership composed of Garry J. Takacs and Richard L. Clarkson, the within named bargainor, and that he as such attorney in fact for Richard L. Clarkson, partner in Takacs and Clarkson, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by Richard L. Clarkson, partner, by himself as such attorney in fact.

Witness my hand, at office, this 30th day of March, 1987.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

IDENTIFICATION REFERENCE
MAR 30 4 10 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
093 47

5025W/3-30-87

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

RECEIVED OF _____

FOR _____

BOOK 7185 PAGE 648

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			3750.00- CAMT. 1050.00 CSTAX .50 PRFEE 15.00 MDEED CHECK 1065.50- .0	

03/30/87 BAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09347

IDENTIFICATION REFERENCE

MAR 30 4 10 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 63155