ADDRESS NEW OWNER:

Phillip R. Duke & Associates
No. 35
Limited Partnership
1 Lakeview Place
Suite 100
25 Century Boulevard
Nashville, TN 37214

SEND TAX BILLS TO:

Owner

MAP-PARCEL NOS.

Map 92-12
Parcels 151, 152, 153 and 154

THIS INSTRUMENT PREPARED BY:
Corabel Alexander
Waller Lansden Dortch & Davis
2100 One Commerce Place
Nashville, TN 37239

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $850,000.000 which includes the assumption of the outstanding principal balance of indebtedness of Grantor to Columbia National Life Insurance Company in the amount of $594,276.78.

Subscribed and sworn to before me, this the 18th day of August, 1987.

Bruce M Johnston
Affiant

Rebecca A. Gibbs
Notary Public

My Commission Expires:
My Commission Expires July 9, 1989

Affix Seal

5810 6

IDENTIFICATION REFERENCE

Aug 21 10 51 AM '87

FILED & RECORDED REGISTER DAVIDSON COUNTY TN

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged Kevin Tucker & Associates, Inc., a Tennessee Corporation, (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto Phillip R. Duke & Associates No. 35 Limited Partnership, an Indiana Limited Partnership, (the "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all improvements, buildings and structures located thereon (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever. And Grantor covenants with Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has a good right to convey it, and that the same is unencumbered, except to the extent otherwise set forth in Exhibit A hereto. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons.

As part of the consideration stated herein, Grantee assumes and agrees to pay the outstanding principal balance of the indebtedness of Seller to Protective Life Insurance Company (successor by merger of Columbia National Life Insurance Company) in the amount of $594,276.78, secured by Deed of Trust of record in Book 6871, page 913, and by UCC-1 Financing Statement of record in Book 6871, page 924, Register's Office for Davidson County, Tennessee and to indemnify Grantor for any loss incurred in the event Grantee fails to fulfill its obligations thereunder.

IN WITNESS WHEREOF, Grantor and Grantee have caused this Warranty Deed to be executed by their duly authorized representatives on this 18th day of August, 1987.

KEVIN TUCKER & ASSOCIATES, GRANTOR

By _____
(Title)

PHILLIP R. DUKE & ASSOCIATES
No. 35 LIMITED PARTNERSHIP, GRANTEE

By _____ V.P. GEN. MGR.
(Title)

State of Tennessee

County of Davidson

Personally appeared before me, Rebecca A. Gibbs, Notary Public, T. Kevin Tucker, 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 Chief Executive Officer of Kevin Tucker and Associates, Inc. and is authorized by Kevin Tucker and Associates, Inc. to execute this instrument on behalf of Kevin Tucker and Associates, Inc.

Witness my hand, at office, this 18th day of August, 1987.

Rebecca A. Gibbs
Notary Public

My Commission Expires: My Commission Expires July 9, 1989

State of Tennessee

County of Davidson

Personally appeared before me, Rebecca A. Gibbs, Notary Public, DAVID M. JOHNSTON, 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 V.P., General Manager of Phillip R. Duke & Associates No. 35 Limited Partnership and is authorized by Phillip R. Duke & Associates No. 35 Limited Partnership to execute this instrument on behalf of Phillip R. Duke & Associates No. 35 Limited Partnership.

Witness my hand, at office, this 18th day of August, 1987.

Rebecca A. Gibbs
Notary Public

My Commission Expires: My Commission Expires July 9, 1989

EXHIBIT A

LAND lying the the First Civil District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin in the Easterly right-of-way of 19th Avenue North, said iron pin being 186.4 feet as measured Northwesterly from the right-of-way of State Street;

THENCE, with the right-of-way of 19th Avenue North, North 26 degrees 56 minutes 20 seconds West, 170.0 feet to an iron pin at the corner of said 19th Avenue North and Patterson Street;

THENCE, with the right-of-way of Patterson Street, North 63 degrees 03 minutes 40 seconds East, 150.00 feet to an iron pin, said pin being 300.0 feet as measured Southwesterly from the right-of-way of 18th Avenue North;

THENCE, leaving said Patterson Street South 26 degrees 56 minutes 20 seconds East, 170.00 feet to an iron pin in the Northerly margin of a 16 foot wide alley;

THENCE, South 63 degrees 03 minutes 40 seconds West, 150.00 feet to the POINT OF BEGINNING, containing 25,500.0 square feet according to a survey by Kevin Tucker & Associates, Inc. on August 5, 1985.

BEING a portion of the same property conveyed to Kevin Tucker & Associates, Inc., a Tennessee Corporation by Deed from The Forel Company, a Partnership composed of Irvin Limor, Elizabeth Limor, Victor Limor and Alexander Limor, of record in Book 6589, page 507, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Kevin Tucker & Associates, P.C., by deed from Newton S. Holiday, Jr., and Carol Holiday Perdue, Devisees under the Will of Louise E. Scruggs-Holiday of record in Will Book 145, page 323, County Clerk's Office for Davidson County, Tennessee, and of record in Book 6313, page 644, Register's Office for Davidson County, Tennessee, and being re-recorded of record in Book 6580, page 165, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Kevin Tucker & Associates, P.C., from Christia Norris, Clerk and Master of the Chancery Court at Nashville, Tennessee of record in Book 6568, page 959, re-recorded at Book 6580, page 167, Register's Office for Davidson County, Tennessee. (Kevin Tucker & Associates, Inc. and Kevin Tucker & Associates, P.C. are one and the same entity).

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THIS is improved property, known as 312-19th Avenue, North, Nashville, Tennessee 37203.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7331 PAGE 884

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO.TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PROBATE FEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

850000.00- CONT.
2380.00 CO TAX
.50 PROB
0.00 MISC
CHECK 2380.50-
4253A08/21/87 RL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58106

IDENTIFICATION REFERENCE

Aug 21 10 51 AM '87

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 09119