This instrument prepared by:
Michael D. O'Connor
610 Comerica Building
Kalamazoo, MI 49007

WARRANTY DEED

255188 / Box 35 / rd

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph V. Russell & Associates (NAME)	Same (NAME)	Map 118-12
104 Depot Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 39.01
Shelbyville, Tennessee 37160 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by Joseph V. Russell & Associates and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

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UPJOHN NATIONAL MANAGEMENT COMPANY, a Limited Partnership,

have this day bargained and sold, and do hereby transfer and convey unto the said JOSEPH V. RUSSELL AND ASSOCIATES

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

Land in the 6th Civil District of Davidson County, Tennessee, described according to a survey made by Wm. Collier Parrish Associates, Civil Engineers, March 26, 1962, as follows:

Beginning at an iron pin on the easterly margin of Eugenia Avenue South 383.39 feet from the Southeast corner of McLean Avenue and said Eugenia Avenue; thence with the Easterly margin of said Eugenia Avenue South 0 degrees, 35 minutes West 203.21 feet to an iron pin at the beginning of a curve having a radius of 50 feet; thence around said curve in a Southeasterly direction 75.22 feet to an iron pin on the Northerly margin of Thompson Lane; thence with same South 87 degrees, 37 minutes East 73.21 feet to an iron pin; thence North 0 degrees, 35 minutes East 250 feet to an iron pin; thence North 85 degrees, 37 minutes West 120 feet to the beginning.

Being the same property conveyed to Upjohn National Management Company, a Limited Partnership, by Installment Deed from Colonial Realty Company of record in book 3374, Page 130, Register's Office for Davidson County, Tennessee.

Said deed was re-recorded as of record in Book 3375, Page 240, Register's Office, Davidson County, Tennessee.

ELD O'CONNOR
NOTARY PUBLIC
KALAMAZOO COUNTY, MICHIGAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 610,000.00

Subscribed and sworn to before me, this the 4th day of December, 19 87

Affiant Burton H. Upjohn

My commission expires August 10, 1988 (Affix Seal)

Notary Public Michael D. O'Connor
Kalamazoo County, Michigan

This is improved property, known as 618 Thompson Lane (House Number) (Street) P.O. Address: Nashville (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 the encumbrances 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 4th *day of* December, *19* 87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

UPJOHN NATIONAL MANAGEMENT COMPANY
a Limited Partnership

By: Burton H. Upjohn
Its: General 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*.....

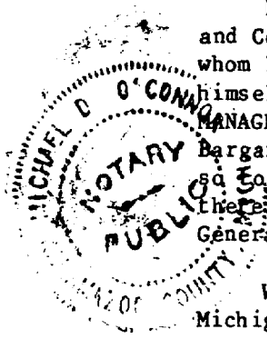
Witness my hand and seal, at office in.....,
this.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

STATE OF MICHIGAN)
) ss.
COUNTY OF KALAMAZOO)

Before me, Michael D. O'Connor, a Notary Public of the State and County aforesaid, personally appeared BURTON H. UPJOHN, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the General Partner of the UPJOHN NATIONAL MANAGEMENT COMPANY, a Limited Partnership, the within named Bargainor, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by giving the name of the partnership as the General Partner.



Witness my hand and seal, at office in Kalamazoo County, Michigan, this 4th day of December, 1987.

Michael D. O'Connor
Notary Public, Kalamazoo County
Michigan
My Commission expires: August 10, 1988

WARRANTY DEED
FROM
TO

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

EXHIBIT "A"
TO DEED DATED DECEMBER 4, 1987
FROM UPJOHN NATIONAL MANAGEMENT COMPANY
TO JOSEPH V. RUSSELL AND ASSOCIATES

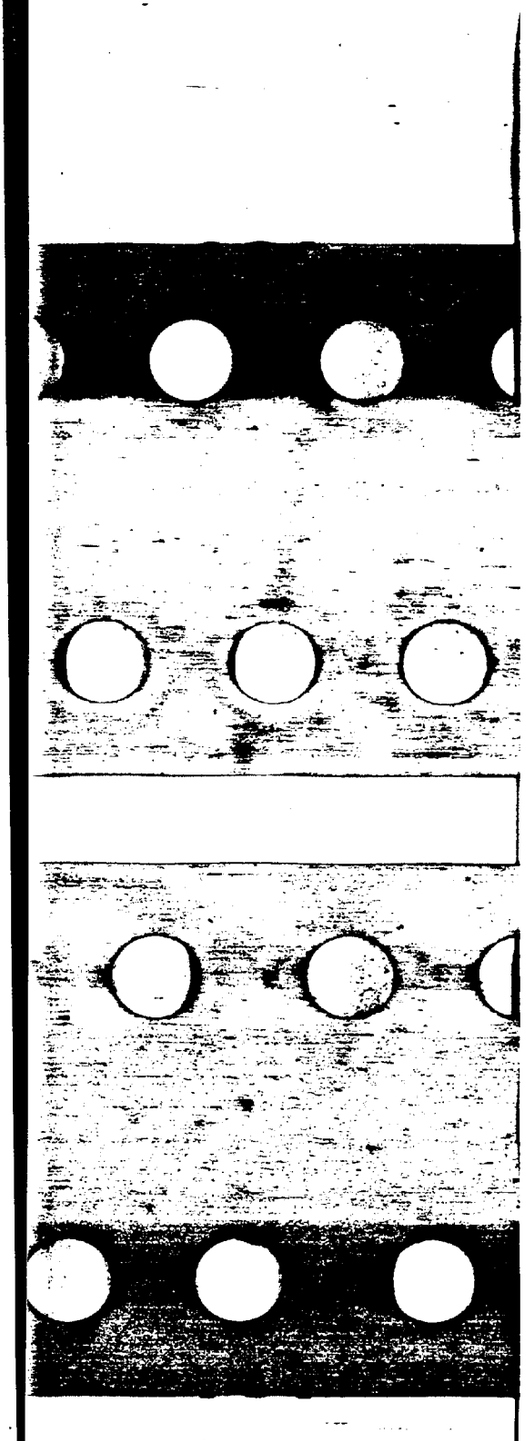
Subject to the following encumbrances:

1. The rights of NCR Corporation (formerly The National Cash Register Company) as Lessee under a Lease dated April 26, 1962, with Upjohn National Management Company as Lessor.

2. Easement for an 18-inch concrete pike culvert across premises and easement for a sewer at the northeast corner of premises, easement for power lines and transformers on the easterly part of premises, as shown on survey of premises made by Wm. Collier Parrish Associates, Civil Engineers, March 26, 1962.

3. Reservations contained in deed from Colonial Realty Company, to Upjohn National Management Company, dated April 24, 1962, filed May 8, 1962, and recorded in Book 3375, Page 240, Register's Office for Davidson County, Tennessee.

DAVIDSON COUNTY, TN
DEC 11 10 30 AM '87
IDENTIFICATION REFERENCE
89707



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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

610000.00- CAMT.
1708.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1717.50-
1044A12/11/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89707

IDENTIFICATION REFERENCE

DEC 11 10 30 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 44041