THIS INSTRUMENT PREPARED BY:
W. WARNER McNEILLY, III
18th Floor,
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

Map 96-5-Par. 97.01

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FFH PROPERTIES 1200 Cliftee Drive Brentwood, TN 37027	SAME	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

FFH PROPERTIES

By: [signature]
ROBERT E. HOEHN

SUBSCRIBED AND SWORN to before me this 16th day of December, 1987.

[signature]
Notary Public

My Commission Expires:

3-11-91

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Thousand and No/100 Dollars ($140,000.00), the receipt of which is hereby acknowledged, we, C. K. HIRANYA GOWDA and wife, SARASWATHI DEVI GOWDA, hereinafter "GRANTORS" have this day bargained and sold and do hereby transfer and convey unto FFH PROPERTIES, a Tennessee General Partnership composed of Gerald L. Forstner, Jr., Robert R. Frost and Robert E. Hoehn, hereinafter "GRANTEE", its successors and assigns, certain real estate in Davidson County, Tennessee more particularly described in Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, its successors and assigns forever. GRANTORS covenant that they 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 as herein stated and except for real estate taxes for the current year which are hereby prorated and assumed by GRANTEE.

GRANTORS further covenant and bind themselves, their

heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, its successors and assigns, against the lawful claims of all persons.

WITNESS our hands this 16th day of December, 1987.

x _____
C. K. HIRANYA GOWDA

x _____
SARASWATHI DEVI GOWDA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. K. HIRANYA GOWDA and wife, SARASWATHI DEVI GOWDA, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of December, 1987.

x _____
NOTARY PUBLIC

My Commission Expires:

Nov. 12, 1990

NOTARY PUBLIC AT LARGE

EXHIBIT A

BEING a tract or parcel of land in the Third Civil District of Davidson County Tennessee, described according to a survey by John Kohl & Company, P.C., dated November 30, 1987, as follows:

BEGINNING at a point in the centerline of Donelson Pike at the southwest corner of a tract of land conveyed to Addie Juanita Maynard in Book 5378, page 379, Register's Office for said County; thence along Maynard's south line S84°27'12"E, 147.59 feet to an iron pin; thence S5°00'00"W, 83.8 feet to an iron pin; thence N84°27'15"W, 148.68 feet to an iron pin; thence N5°45'04"E, 83.80 feet to the point of beginning, containing 0.285 acres, more or less.

BEING the same property conveyed to C. K. Hiranya Gowda and wife, Saraswathi Devi Gowda by deed from Walter L. Timmons, Jr. and Wanda J. Ryan Durham d/b/a 129 Donelson Venture of record in Book 6377, Page 673, Register's Office for Davidson County, Tennessee.

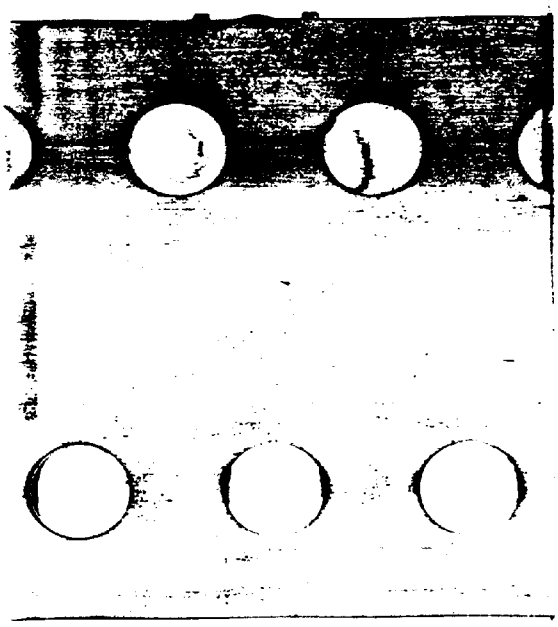
91440

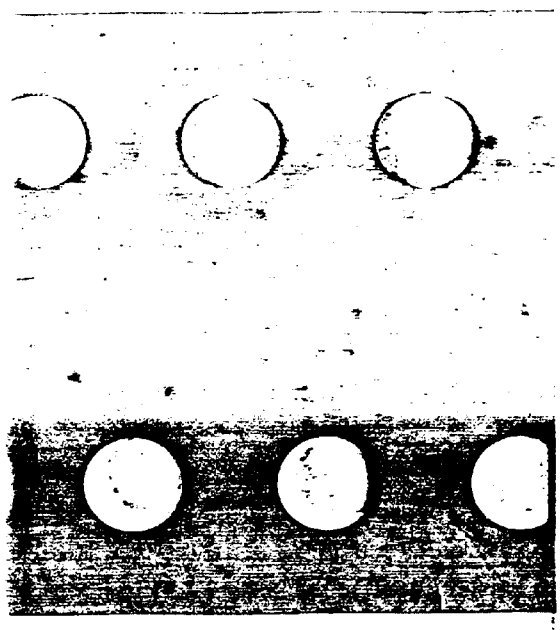
IDENTIFICATION REFERENCE

DEC 17 2 22 PM '87

DAVIDSON COUNTY, TN

0934 12/17 0101 03CHECK 401.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7429 PAGE 39

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

CAMT 140000.00
CON TX 392.00
PRFEE 0.50
WDEED 9.00
TOTAL 401.50
CHECK 401.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
12/17/87 01 14:23 0001 0934

9 1 4 4 0

IDENTIFICATION REFERENCE

DEC 17 2 22 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 46099