FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 19 88

Notary Public

MY COMMISSION EXPIRES: 11/14/91

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: TAYLOR, SCHLATER, LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE Send tax bills to:	MAP-PARCEL NUMBER
West End Market, Inc.	New owner	116-13 101
(NAME)	(NAME)	7DZ 00620
5115 Harding Rd.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tenn 37205		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

3509.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TROPICS PROPERTIES, a Tennessee General Partnership composed of Howell H. Campbell, III, William Powell, William Powell, Jr., Jimmy Allen and David Reynolds, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WEST END MARKET, INC., hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 7, 8, 9 & 10 on the Plan showing H.B. Alexander's Subdivision of the Byron Martin Property, of record in Book 1130, page 46, Register's Office for Davidson County, to which plat reference is hereby made for a more complete description.

Also conveyed are all of grantors' rights in and to the parking and access easement of record in Book 6399, Page 533, said Register's Office, subject to the terms and conditions therein, including but not limited to automatic subordination of rights to any recorded first mortgage(s).

Being the same property conveyed to Tropics Properties, a Tennessee General Partnership composed of Howell H. Campbell, III, William Powell, William Powell, Jr., Jimmy Allen, and David Reynolds, by deed from Ross Evans, Jr., Trustee and Edwin B. Raskin, Trustee, of record in Book 6067, page 973, Register's Office for Davidson County, Tennessee.

This is improved property known as 5115 Harding Road, Nashville, TN 37205.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first deed of trust of record in Book 7442, page 957, and further secured by a financing statement of record in Book 7442, page 969, said Register's Office, both instruments held by First Jackson Savings Bank, a Federal Savings Bank.

This conveyance is made subject to:

(1) Easement for sanitary sewers and/or storm drainage of record in Book 3878, page 100;

(2) Easement for telephone lines of record in Book 1207, page 547;

(3) Grant of gas service line or fuel line easement of record in Book 670, page 203;

(4) Easement for flow of Richland Creek;

(5) All matters shown on the plan of record;

(6) 1988 property taxes, which have been prorated as of date of deed.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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. Wherever 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 January, 1988.

TROPICS PROPERTIES, a Tennessee general partnership

By: _____ Attorney in Fact
Partner

By: _____
Partner

By: _____
Partner

By: _____
Partner

By: _____
Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Howell H. Campbell, III, William Powell, William Powell, Jr., and Jimmy Allen, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are partners of Tropics Properties, a Tennessee general partnership, and that they are authorized by the partnership to execute this instrument on behalf of the partnership.

Witness my hand and official seal in Brentwood, Tennessee, this 4th day of January, 1988.

_____
Notary Public

My commission expires 11/24/90

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Howell H. Campbell, III, 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 attorney in fact for David Reynolds, and that he is authorized by David Reynolds to execute this instrument on behalf of the said David Reynolds.

Witness my hand and official seal in Brentwood, Tennessee, this 4th day of January, 1988.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

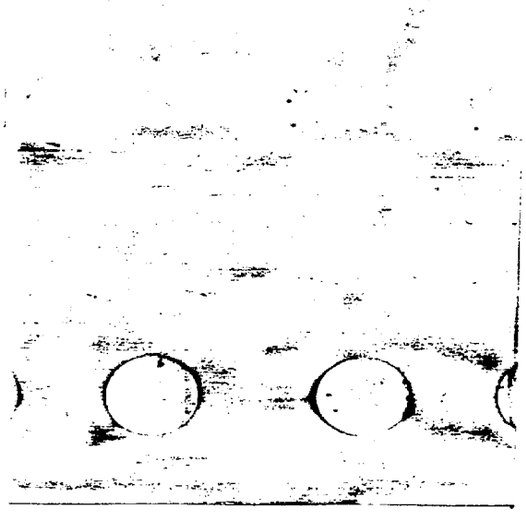
My commission expires 11/24/90

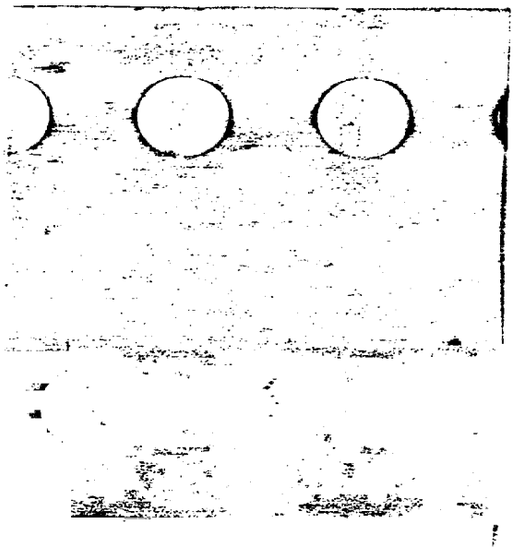
95413

IDENTIFICATION REFERENCE

JAN 5 11 20 AM '88

DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7442 PAGE 977

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

VOID
CON TX 3500.00
VOID
CON TX 3500.00
[illegible]

01/05/88 01 11:25 0001 5692

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

@$125000.00/ ea AMT 1250000.00
CON TX 3500.00
CON TX 3500.00
CON TX 3500.00
PRFEE 0.50
WDEED 9.00
TOTAL 3509.50
CHECK 3509.50

01/05/88 01 11:22 0001 5691

Total 3509.50

No. 50727

95413

IDENTIFICATION REFERENCE

JAN 5 11 20 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN