Box 35

THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00255088

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eugenia Warehouse Company	SAME	MAP 103 1
C/O WARNER (NAME) BASS	(NAME)	PARCEL 27
2700 FIRST AMERICAN CENTER	(STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TN 37238		
(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 Eugenia Warehouse Company, a general partnership composed of E. Warner Bass and Robert J. Walker and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

BOOK 7450 PAGE 440

General Care Corp., a Tennessee corporation have this day bargained and sold, and do hereby transfer and convey unto the said Eugenia Warehouse Company, a general partnership composed of E. Warner Bass and Robert J. Walker the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of the Rosenblum Tract, of record in Book 5210, page 32, Register's Office for Davidson County, Tennessee, being more particularly described according to a Survey of CESP, Inc., dated January 5, 1988, as follows:

Beginning at an iron pin set on the southerly right-of-way of Charlotte Avenue, said iron pin being southwesterly 325 feet as measured along the southerly right-of-way of Charlotte Avenue from Marcia Avenue, said iron pin also being the northeasterly corner of the herein described and northwesterly corner of the Robert M. Elkins property evidenced in Book 4808, page 642, Register's Office for Davidson County, Tennessee; thence, leaving the southerly right-of-way of Charlotte Avenue on common line between herein described and said Elkins and Drakes Branch Associates, a partnership evidenced in Book 6767, page 743, Register's Office for Davidson County, Tennessee, South 32 deg. 40' 0" seconds East, a distance of 337.49 feet to an iron pin set, said iron pin being a northerly corner of herein described and the southwesterly corner of Drakes Branch Associates property; thence, on common line between herein desribed and said Drakes Branch Associates North 46 deg. 20 ' 50" East, a

(continued on Exhibit "A")

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 625,000.00

Subscribed and sworn to before me this the 15th day of JANUARY 1988

Affiant

My commission expires 3-11-90 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 6213 Charlotte Avenue, Nashville, Tennessee 37209
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the 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 those encumbrances set forth on Exhibit "B".

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 12th day of January, 19 88, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

General Care Corp., a Tennessee corporation

By: L. J. Nolan, Jr.

Its: Vice President

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 (or proved to me on the basis of satisfactory evidence), 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, Helen W. Cook, *a Notary Public of the State and County aforesaid, personally appeared* David J. Malone, Jr., *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* Vice President *of the* General Care Corp., *the within named bargainor, a corporation, and that* he *he as such* Vice President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Vice President.

Witness my hand and seal, at office in Nashville, TN, *this* 12th *day of* January, *19* 88

Commission expires January 9, 1991 Helen W. Cook *Notary Public*

HELEN W. COOK NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

FROM

TO

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

EXHIBIT "A"

distance of 100.00 feet to an existing iron pin, said iron pin being a northerly corner of the herein described and the southeasterly corner of said Drakes Branch Associates property, said iron pin also lying on the westerly line of Lester Dale Myatt property evidenced in Book 1542, page 225, Register's Office for Davidson County, Tennessee; thence on common line between herein described and said Myatt South 31 deg. 15' 36" East, a distance of 127.30 feet to an iron pin set, said iron pin being the southeasterly corner of the herein described and southwesterly corner of said Myatt, said iron pin also lying on the northerly right-of-way of Neighborly Drive; thence, with the northerly right-of-way of Neighborly Drive South 39 deg. 13' 0" West, a distance of 225.00 feet to an iron pin set, said iron pin being the southwesterly corner of herein described and southeasterly corner of Ralph Z. Levy, Jr., Trustee property evidenced in Book 6877, page 290, Register's Office of Davidson County, Tennessee; thence, on common line between herein described and said Levy property North 32 deg. 47' 0" West, 479.95 feet to an existing concrete monument, said monument being the northwesterly corner of herein described and northeasterly corner of said Levy property, said monument also lying on the southerly right-of-way of Charlotte Avenue; thence, with the southerly right-of-way of Charlotte Avenue North 40 deg. 44' 0" East, a distance of 125.00 feet to the point of beginning and containing 69,920 sq. ft. or 1.605 acres

Being the same property conveyed to General Care Corp. by deeds from Jerome Rosenblum, Morris Roth and Herman Rosenblum, of record in Book 4711, page 970; and from James E. Bozarth and Nancy Mae Bozarth, of record in Book 5288, page 543, Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

1. Taxes for 1988.

2. The Plan of record in Book 5210, page 32, Register's Office for Davidson County, Tennessee, shows an owner's certificate and a note stating that a 6-foot high fence and a 5-foot planting strip shall be maintained along Neighborly Drive to prevent vehicular ingress and egress.

3. Survey and Surveyor's Report by CESP, Inc., dated January 5, 1988, shows the following: (1) overhead power lines and poles with anchor along the southwesterly boundary line; (2) overhead telephone line along the southwesterly boundary line; (3) underline electric line, water line and sanitary sewer for building service; (4) encroachment of a chain link fence upon adjoining property on the northerly boundary line; (5) encroachment of asphalt paving (parking lot) upon northerly boundary line; and (6) encroachment upon the right-of-way of Neighborly Drive of a chain link fence.

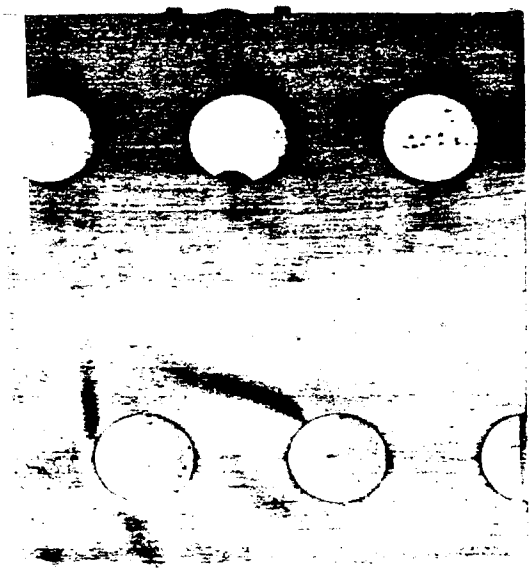
9 7 9 4 9 .

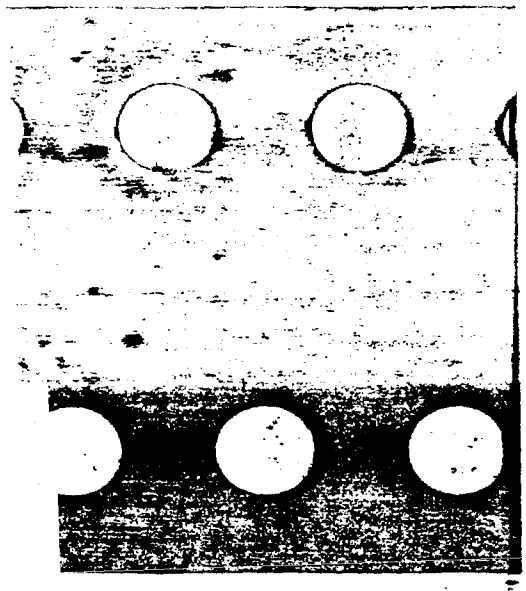
IDENTIFICATION REFERENCE

JAN 15 3 01 PM '88

DAVIDSON COUNTY, TN

97 0715 0101 CHECK 17621.00





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7450 PAGE 444

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

	CAMT
	~~625000.00~~
DEC TX	~~1750.00~~
PRFEE	0.50
WDEED	12.00
TOTAL	1762.50
CHECK	1762.50

01/15/88 01 15:05 0001 B670

DAVIDSON COUNTY, TN

JAN 15 3 01 PM '88

IDENTIFI REFERENCE

9 7 9 4 9

No. 53641