BOOK 7464 PAGE 373

FORM NO. WD-1

Box 3 37 SLW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February 1988

Notary Public

MY COMMISSION EXPIRES: 11/2/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ralph Z. Levy, Jr., Gilbert & Milom, 13th Flr., Third National Bank Bldg., Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Melrose Partnership (NAME)	Same (NAME)	118-2
2817 West End Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 72-73-74
Nashville, TN 37203 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Sam H. Hirshberg, Trustee,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The Melrose Partnership, a Tennessee general partnership,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Property described in the attached Exhibit A, which is incorporated herein by this reference.

0 3 1 7 7

IDENTIFICATION REFERENCE

FEB 5 3 52 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is ( ) unimproved (X) improved property, known as 2525-2535 Franklin Pike, Nashville, Tennessee 37204
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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 my hand this fifth day of February, 1988

Sam H. Hirshberg, Trustee

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, STEVEN L WEST, a Notary Public in and for said County and State, the within named Sam H. Hirshberg, Trustee

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of FEBRUARY, 1988.

Steven L West Notary Public

Commission Expires 11/12/90

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

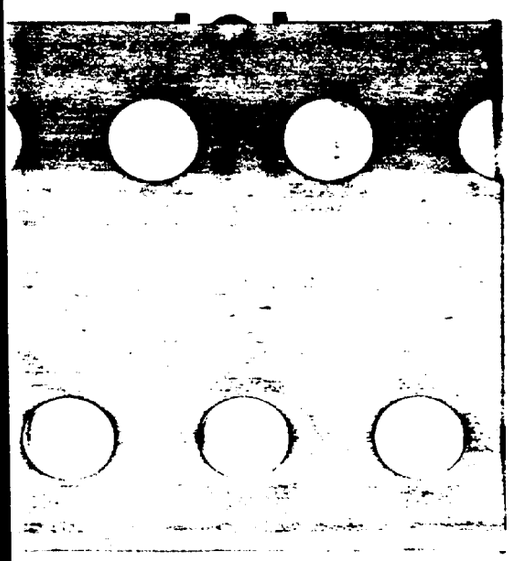
EXHIBIT A

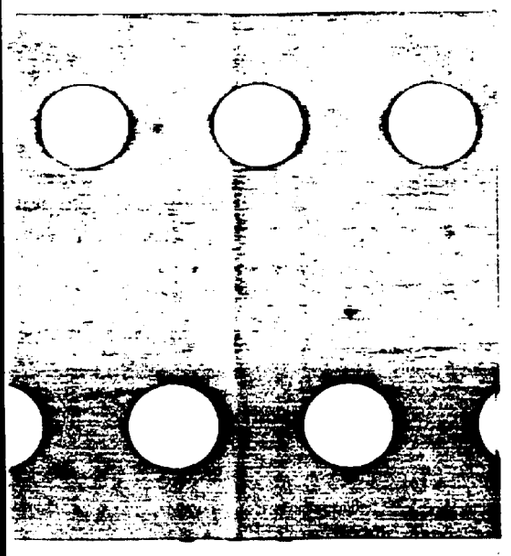
A tract or parcel of land located within the Second Civil District of Metropolitan Nashville and Davidson County and more specifically within the Corporate City Limits of Berry Hill, a separate municipality, and described according to a survey by R.L. Montoya-Land Surveying, dated January 28, 1988, as follows:

Beginning at an existing iron pin in the north right-of-way margin of Horner Avenue and located approximately 180 feet more or less west of the center line of Franklin Pike marking the southeast corner of Kirkwood Heights The W.T. Berry Estate-Section Four of record in Plat Book 1130, Page 18, R.O.D.C., Tennessee and the southwest corner of this tract; thence, leaving said right-of-way margin North 16 degrees 27 minutes 32 seconds west, 633.79 feet to an existing iron pin; thence, North 71 degrees 00 minutes 00 seconds east, 148.09 feet to an existing iron pin in the west right-of-way margin of Franklin Pike; thence, with said right-of-way margin South 16 degrees 41 minutes 23 seconds east, 630.79 feet to a point; thence, leaving said right-of-way margin with a curve to the right 34.41 feet to a mark in the concrete; said curve has the following characteristics: a delta of 95 degrees 11 minutes 31 seconds, a radius of 20.71 feet and a tangent of 22.68 feet; thence, with the north right-of-way margin of Horner Avenue, South 78 degrees 30 minutes 59 seconds west, 128.46 feet to the point of beginning, containing 2.20 acres more or less.

Being the same property conveyed to Sam H. Hirshberg, Trustee, by installment deed from Viola Sudekum Baulch, Elizabeth Sudekum Johnston, Sara Sudekum Stengel and Marie Sudekum Woolwine, and Ridgefield Realty Company, a Tennessee corporation, of record in Book 4589, page 566, said Register's Office.

4763 02/05 0101 03CHECK 3369.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7464 PAGE 376

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
	CO -	1,200,000.00		

CON TX	3360.00
PRFEE	0.50
WDEED	9.00
TOTAL	3369.50
CHECK	3369.50

02/05/88 01 15:54 0001 4763

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.3 1:7.7.

IDENTIFI REFERENCE

FEB 5 3 52 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 59598