THIS INSTRUMENT PREPARED BY:
James R. Cheshire, III, Attorney
2100 One Commerce Place
Nashville, Tennessee 37239

BOOK 7475 PAGE 984

ADDRESS NEW OWNER:

Newborn-Davis Properties
P.O. Box 60444
Nashville, Tennessee 37206

SEND TAX BILLS TO:

Same

MAP-PARCEL NUMBERS:

Map #93-8
Part of Parcel #16

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in had paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, BROWN WOOD INCORPORATED, a Tennessee corporation, (the "Grantor" herein) has bargained and sold, and by these presents does transfer and convey unto NEWBORN - DAVIS PROPERTIES, a Tennessee general partnership (the "Grantee" herein), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, specifically described on Exhibit A attached hereto and made a part hereof.

REGI 02/24 0101 03CHECK 1129.50

The said property is conveyed subject to the following:

1. Taxes for the year 1988, a lien, but not yet due and payable, and which are prorated between the parties hereto as of the date hereof;

2. Easement for railroad side tract across southerly portion of property;

3. Owner's Certificate, Notes and such other matters as shown on the plat of Harrison Subdivision Crutcher Street, dated June 30, 1987, of record in Book 6200, page 690, said Register's Office; and

4. Rights, if any, of Grantor, its successors and assigns, in and to the west walls of the building located on subject property.

To have and to hold the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as hereinabove set out. And Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever, except claims arising out of the matters hereinabove set out.

In witness whereof, Grantor has caused its name to be signed hereto by its duly authorized officer on this 23 day of February, 1988.

07.3 2 3

IDENTIFICATION REFERENCE

FEB 24 2 19 PM '88

DAVIDSON COUNTY, TN

BROWN WOOD INCORPORATED

By: Ralph Wood Harrison
Its President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, James R. Cheshire III, a Notary Public of the State and County aforesaid, personally appeared Ralph W. Harrison, 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 President of Brown Wood Incorporated, the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Ralph W. Harrison as President.

Witness my hand and seal, at office in Nashville, this 23rd day of February, 1988.

James R. Cheshire, III
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires: 3/11/90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property, whichever is greater, is $400,000. This is equal to or greater than the amount the property would bring at a fair and voluntary sale.

Witness my hand this 23rd day of February, 1988.

Sworn to and subscribed before me this
23rd day of February, 1988.

NOTARY PUBLIC
My commission expires: Sept. 9, 1989

Being a parcel of land lying in Davidson County, Tennessee and being Lot Two, Harrison Subdivision, as of record in Plat Book 6200, Page 690, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a concrete monument at the intersection of the north right-of-way line of Crutcher Street and the west radius return of South Sixth Street;

Thence with the North right-of-way line of Crutcher Street, South 76 degrees 32 minutes 59 seconds west, 420.86 feet to an iron pin corner common with Lot One, Harrison Subdivision;

Thence with Lot One, the following bearings and distances;

Thence north 19 degrees 56 minutes 24 seconds west, 74.38 feet to an iron pin;

Thence north 76 degrees 32 minutes 59 seconds east, 190.75 feet to an iron pin;

Thence north 02 degrees 01 minutes 07 seconds west, 201.53 feet to an iron pin corner common with Lot One and a 16 foot alley;

Thence with the alley and Fleming, north 62 degrees 01 minutes 00 seconds east, passing the corner of the alley and Fleming at 16 feet, more or less, a total distance of 165.59 feet to an iron pin corner common with Fleming in the west right-of-way line of South Sixth Street;

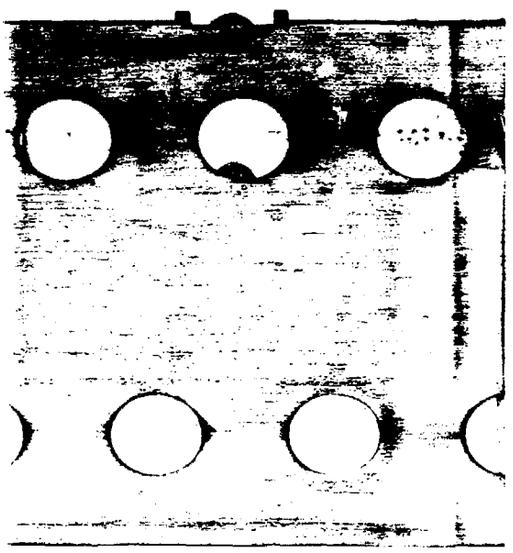
Thence with the west right-of-way line of South Sixth Street, the following bearings and distances;

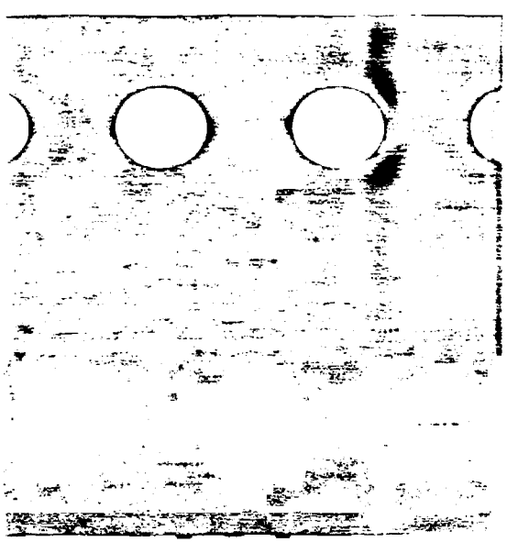
Thence South 25 degrees 57 minutes 31 seconds east, 289.45 feet to a concrete monument;

Thence on a curve to the right, the radius of which is 25.00 feet, the central angle of which is 102 degrees 30 minutes 30 seconds, the chord of which is south 25 degrees 17 minutes 44 seconds west, 39.00 feet, along the curve distance of 44.73 feet to the point of beginning.

Containing 78,169 square feet, (1.79 acres, more or less).

Being part of the same property conveyed to Brown Wood Incorporated and Elinor C. Harrison by deed from Cabinets Incorporated of record in Book 7112, Page 640, Register's Office for Davidson County, Tennessee; and further being part of the same property an interest in which was conveyed to Brown Wood Incorporated by deed from Elinor C. Harrison of record in Book 7468, page 381, said Register's Office.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7475 PAGE 987

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

07323

IDENTIFICATION REFERENCE

FEB 24 2 19 PM '88

DAVIDSON COUNTY, TN

CAMT	400000.00
CON TX	1120.00
PRFEE	0.50
WDEED	9.00
TOTAL	1129.50
CHECK	1129.50

02/24/88 01 14:21 0001 965.

No. 64394