This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
The Paddock I, C-12
229 Ward Circle
Brentwood, TN 37027

Fee 38

BOOK 7499 PAGE 103

Address New Owner(s):

David K. Wachtel
One Lakeview Place
25 Century Blvd.
Suite 102
Nashville, TN 37214

Send Tax Bills to:

New Owner

Tax Information:

Map: 91-14
Group:
Parcel(s): 179

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, T & S ENTERPRISES, a Tennessee general partnership composed of Thomas B. Ruffin and William C. Ruffin, III (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to DAVID K. WACHTEL (the "Grantee"), its successors, heirs and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is improved property located at 358 White Bridge Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors, heirs and assigns, forever.

AND Grantor convenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of March, 1988.

T & S ENTERPRISES,
a Tennessee general partnership

By: _____
Thomas B. Ruffin
General Partner

By: _____
William C. Ruffin, III
General Partner

15534

IDENTIFICATION

MAR 24 3 28 PM '88

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN

STATE OF FLORIDA

COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Thomas B. Ruffin, 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 a General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of March, 1988.

Mary Colleen Hart
Notary Public

My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES: JAN. 1, 1991. BONDED THRU NOTARY PUBLIC UNDERWRITERS.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William C. Ruffin, 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 a General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 24th day of March, 1988.

Kristie Mac Simmons
Notary Public

My Commission Expires: 5/8/91

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of March, 1988.

Kristie Mac Simmons
Notary Public

My Commission Expires: 5/8/91

A tract or parcel of land located in Nashville, Davidson County, Tennessee, and being more particularly described according to a survey by John Kohl and Company, P.C., dated February 5, 1988, as follows to wit:

Beginning at a concrete monument at the intersection of the westerly margin of Orlando Avenue and the northerly margin of Lenox Avenue, thence with the northerly margin of Lenox Avenue South 68° 38' 19" West 119.17 feet to a concrete monument; thence leaving Lenox Avenue North 20° 26' 55" West 158.43 feet to a point in the centerline of an alley closed by Metro Ordinance No. 84-264; thence South 68° 35' 28" West 112.61 feet to an iron pin in the easterly margin of White Bridge Road; thence with the easterly margin of White Bridge Road with a curve to the left having an angle of 0° 12' 33" and a radius of 5775.58 feet a distance of 21.10 feet; thence continuing with the easterly margin of White Bridge Road North 5° 01' 00" West 102.50 feet to an iron pin in the southerly margin of alley No. 1524; thence with the southerly margin of alley No. 1524 North 68° 38' 59" East, 198.92 feet to an iron spike in the westerly margin of Orlando Avenue; thence with the westerly margin of Orlando Avenue South 20° 26' 12" East 276.91 feet to the point of beginning.

Being the same property conveyed to T & S Enterprises, a partnership composed of Thomas B. Ruffin and William C. Ruffin, III, by deed from Jo Ann Arkovitz and Ruth Cornelius as of record in Book 6304, page 896, Register's Office for Davidson County, Tennessee; by deed from Doyle R. Taylor and wife, Rubye Lee Taylor, as of record in Book 6304, page 884, Register's Office for Davidson County, Tennessee; by deed from Marshall L. Daugherty and wife, Robbie W. Daugherty as of record in Book 6304, page 888, Register's Office for Davidson County, Tennessee; and by deed from James R. Anderson, an unmarried man of record in Book 6304, page 892, Register's Office for Davidson County, Tennessee, and being all of an unnumbered alley running parallel to and west of Orlando Avenue from alley No. 1524 to an unnumbered alley (now closed) which ran east and west from Orlando Avenue and the northerly one-half of said alley running parallel to and north of Lenox Avenue between Orlando Avenue and White Bridge Road. Both of said alleys having been closed by Metro Ordinance No. 84-264.

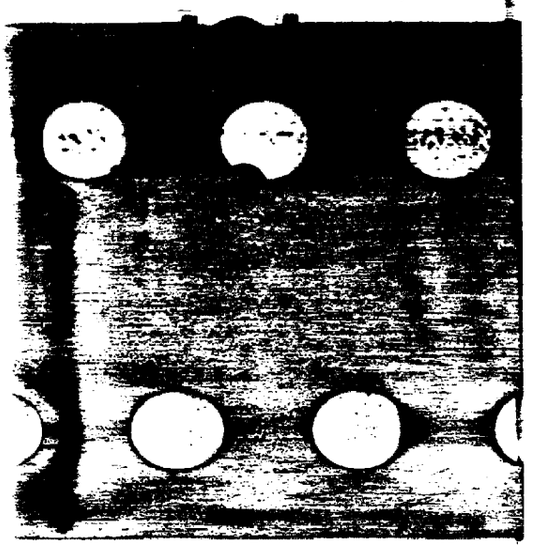
EXHIBIT "A"

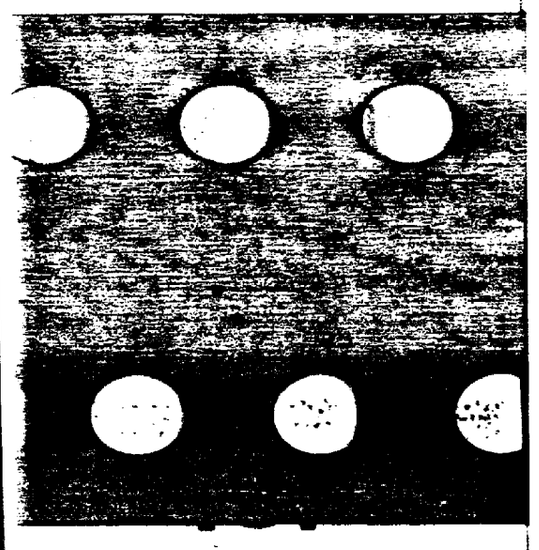
1. State and County taxes for the year 1988, which have been prorated and assumed by Grantee.

2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4017, page 343, Register's Office for Davidson County, Tennessee.

3. Restrictions contained in First Amendment to Contract for Sale being recorded simultaneously herewith.

EXHIBIT "B"





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

CASH 700000.00
CON TX 1960.00
PRFEE 0.50
WDEED 12.00
TOTAL 1972.50
CHECK 1972.50

15534

IDENTIFICATION REFERENCE

MAR 24 3 28 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

03/24/88 01 15:29 0001 9313

No. 73888