Box 44

THIS INSTRUMENT PREPARED BY:
GULLETT, SANFORD, ROBINSON & MARTIN
Third Floor
230 Fourth Avenue North
P. O. Box 2757
Nashville, TN 37219-0757

BOOK 7584 PAGE 787

Name and address of owner and entity responsible for taxes:

Grace's Plaza, Ltd.
100 Kenner Avenue
P.O. Box 50299
Nashville, TN 37205

Map-Parcel Numbers
117-14 Pb 137
70447100

Grace's, Inc.

to

Grace's Plaza, Ltd.

D E E D

WHEREAS, by deed of record in Book 5300, page 980, Register's Office of Davidson County, Tennessee, Grace's, Inc., a Tennessee corporation, became the owner of Lot 1 on the Plan of the Resubdivision of a portion of Lot 9 of Andrew Castleman Estates of record in Book 5190, page 115, said Register's Office (the "Old Plan"); and

905-50

WHEREAS, by deeds of record in Book 5300, page 978, and Book 6650, page 228 of said Register's Office, G. M. Trammell, Jr., acquired title to Lot 2 on the Old Plan, for the use and benefit of Trammell Realty, a Tennessee partnership; and

WHEREAS, Grace's Plaza, a Tennessee limited partnership, of which Grace's, Inc., is a general partner, has been formed, to own and operate a new commercial building which is and will be located adjacent to the existing building of Grace's on Lot 1 of the Old Plan; and

WHEREAS, to effectuate the purposes of the limited partnership agreement of Grace's Plaza, Ltd. so that it will become the owner of the property on which the new building is to be completed, and to conform record title to that plan of subdivision entitled Grace's Subdivision, a resubdivision of the Old Plan, of record in Book 6200, page 744 of said Register's Office (the "Revised Plan"), so that Grace's will own Lot 1 and Grace's Plaza, Ltd., Lot 2 on the Revised Plan;

NOW THEREFORE, for and in consideration of the premises and other good and valuable considerations, the receipt of which is hereby acknowledged, Grace's, Inc., a Tennessee corporation has bargained and sold and does hereby transfer and convey to Grace's Plaza, Ltd., a Tennessee limited partnership, its sucessors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, and more particularly described as follows:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $320,000.

G. M. Trammell Jr.
Affiant

Subscribed and sworn to before me, this the 27th day of June 1988.

Rita P. Turner
Notary Public

My commission expires 9-11-90.

A tract of land located in Metropolitan Nashville, Davidson County, Tennessee, being part of Lot 1 as shown on a plan of the Resubdivision of a Portion of Lot 9 of the Andrew Castleman Estates, as of record in Book 5190, page 115, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin, being the Southwest corner of said Lot 1, and proceeding as follows;

With the Westerly line of said Lot 1, North 14 degrees, 15 minutes, 00 seconds East, a distance of 43.70' to a concrete monument; thence leaving said Westerly line of Lot 1, and severing Lot 1, South 75 degrees, 12 minutes, 50 seconds East, passing the Southwest corner of an existing two-story brick building at 55.1', in all, a total distance of 236.45' to the Southeast corner of said building; thence, continuing with said building, North 14 degrees, 47 minutes, 10 seconds East, a distance of 2.75' to an iron pin; thence, leaving said building, South 75 degrees, 12 minutes, 50 seconds East, a distance of 118.24' to a "P-K" nail set in the Westerly margin of the Right-of-Way of Hillsboro Pike, said point being located 159.70' as measured in a Southerly direction along said Right-of-Way of Hillsboro Pike from the Northeast corner of said Lot 1; thence, with said Right-of-Way of Hillsboro Pike, along a curve to the right having a radius of 1870.00', an arc distance of 12.92' to a "P-K" nail set in the Westerly margin of said Right-of-Way; thence, continuing with said Right-of-Way of Hillsboro Pike, South 37 degrees, 30 minutes, 20 seconds West, a distance of 34.00' to an iron pin, said point being the original Southeast corner of said Lot 1; thence, leaving said Right-of-Way of Hillsboro Pike, and with the original common line between said Lot 1 and Lot 2, as shown on the previously mentioned plan, North 75 degrees, 45 minutes, 00 seconds West, a distance of 120.47' to a point; thence, continuing with said common line between Lot 1 and Lot 2, North 53 degrees, 24 minutes, 00 seconds West, a distance of 31.04' to a point; thence, continuing with said common line between Lot 1 and Lot 2, South 36 degrees, 36 minutes, 00 seconds West, a distance of 12.76' to a point; thence, continuing with said common line between Lot 1 and Lot 2, North 75 degrees, 45 minutes, 00 seconds West, a distance of 182.19' to the beginning, and containing 14,641 square feet, or 0.336 acres, more or less.

Being a part of the same property conveyed to Grace's, Inc. from John M. Grissim and James V. Blevins, of record in Book 5300, page 980 of said Register's Office.

This conveyance is made subject to the lien of the deed of trust of record in Book 5470, page 418, of said Register's Office.

This property is being improved, and was a part of the property known as 4005 Hillsboro Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grace's Plaza, Ltd., its successors and assigns, forever.

And Grace's Inc., does hereby covenant with the said Grace's Plaza, Ltd. that it is lawfully seized and possessed of said land, has a good right to convey it and the same is unencumbered, except by easements and building setback lines as shown on the Revised Plan, and the liens of the aforesaid deed of trust and of 1988 taxes.

And Grace's Inc., does further convenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grace's Plaza, Ltd., its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grace's, Inc., has caused this instrument to be executed by its duly authorized officer, this 27th day of June, 1988.

GRACE'S, INC.

BY: J M Trammell Jr.

ITS: Pres

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, J M Trammell Jr., 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 President 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 27th day of June, 1988.

Linda D Turner
Notary Public

My Commission Expires: 9-11-90

44334

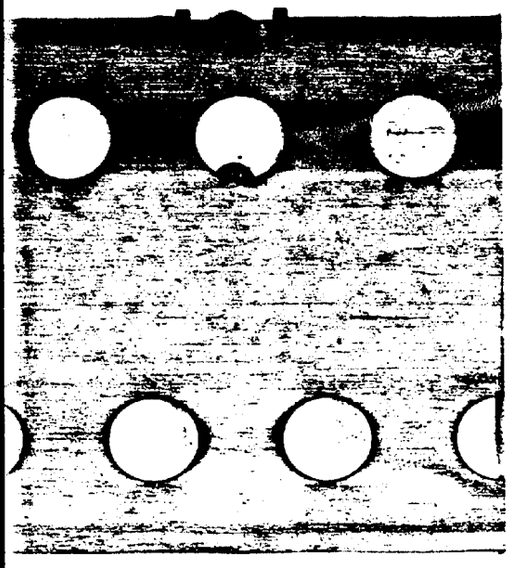
IDENTIFICATION REFERENCE

JUN 28 9 54 AM '88

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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



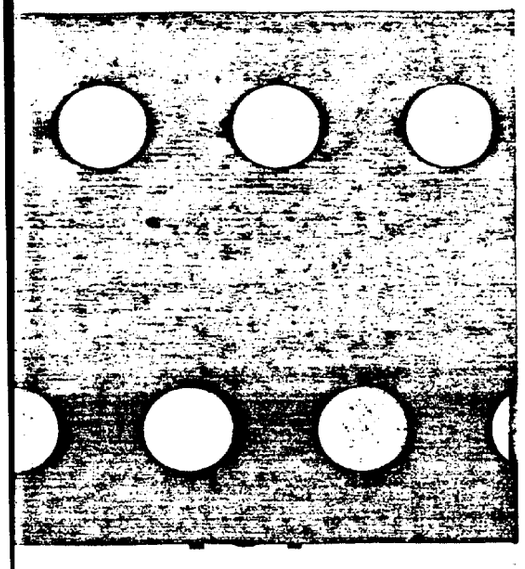
RECEIVED OF _____

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
				CAMT
				320000.00
				CON TX 896.00
				PRFEE 0.50
				WDEED 9.00
				TOTAL 905.50
				CHECK 905.50
06/28/88		01	09:54	0001 0474



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

443344

IDENTIFICATION REFERENCE

JUN 28 9 54 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 107241