Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Coleman Partners c/o Morrell Properties 3030 Sidco Drive Nashville, TN 37204	117-11-0-054-00	same

This instrument prepared by: Boult, Cummings, Conners & Berry (CH)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

BK437

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Hunter McDonald, Jr., Leo D. Wege and Wesley H. Sperry, a forty-four and 64/100 percent (44.64%), forty-four and 64/100 percent (44.64%) and ten and 72/100 percent (10.72%) undivided interest, respectively, as tenants in common (the "Grantors"), have bargained and sold, and by these presents do transfer and convey to Coleman Partners, a Tennessee joint venture (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. (Intentionally omitted).
2. Easement for water main as set out in instrument of record in Book 1141, page 378, said Register's Office.
3. Easement for electric power line poles of record in Book 2019, page 401, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $630,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of January, 1989.

Notary Public
My Commission Expires: 9/26/92

4. All matters shown on the survey of Morrow & Associates dated December 17, 1988 and revised December 22, 1988 and December 23, 1988.

This is improved property located at 3706 Hillsboro Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 3RD day of January, 1989.

Hunter McDonald, Jr.

Emmie J. McDonald wife of Hunter McDonald, Jr., joins in this conveyance for the express purpose of waiving or relinquishing any marital rights that she may have in the property and for no other purpose.

Leo D. Wege

Mary W. Wege, wife of Leo D. Wege, joins in this conveyance for the express purpose of waiving or relinquishing any marital rights that she may have in the property and for no other purpose.

Wesley H. Sperry

Wesley H. Sperry

Vassie H. Sperry, wife of Wesley H. Sperry, joins in this conveyance for the express purpose of waiving or relinquishing any marital rights that she may have in the property and for no other purpose.

Vassie H. Sperry

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Teresa S. Hale, Notary Public, Hunter McDonald, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of January, 1989.

Teresa S. Hale
Notary Public

My Commission Expires: 9/26/92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Katherine W. Eidson, Notary Public, Emmie J. McDonald, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of January, 1989.

Katherine W. Eidson
Notary Public

My Commission Expires: 11/16/92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Teresa S. Hale, Notary Public, Leo D. Wege, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of January, 1989.

Teresa S. Hale
Notary Public

My Commission Expires: 9/26/92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Katherine W. Eidson, Notary Public, Mary W. Wege, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of January, 1989.

Katherine W. Eidson
Notary Public

My Commission Expires: 11/16/92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Teresa S. Hale, Notary Public, Wesley D. Sperry, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of January, 1989.

Teresa S. Hale
Notary Public

My Commission Expires: 9/26/92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 7743 PAGE 352

Personally appeared before me, Katherine W. Eidson Notary Public, Vassie H. Sperry, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of January, 1989.

Katherine W. Eidson
Notary Public

My Commission Expires: 11/16/92

EXHIBIT A

Being a tract of land lying in Davidson County, Tennessee and being bounded on the West by Hillsboro Pike; on the North by The Villager East; on the East and South by Fidelity Federal Savings and Loan and being more particularly described according to a survey by Jerry L. Morrow, dated 12/17/88, as follows:

Beginning at a point, a corner common with Fidelity Federal Savings and Loan in the East right-of-way line of Hillsboro Pike, said point being located northerly, 414.18 feet from the North right-of-way return at the intersection of the East right-of-way line of Hillsboro Pike and the North right-of-way line of Glen Echo Road; thence, with the East right-of-way line of Hillsboro Pike, on a curve to the left, the radius of which is 1472.40 feet, the central angle of which is 02 deg. 55 min. 07 sec., the chord of which is North 16 deg. 22 min. 33 sec. East, 74.99 feet along the curve distance of 75.00 feet to a point; a corner common with The Villager East in the East right-of-way line of Hillsboro Pike; thence, leaving Hillsboro Pike and with the southerly line of The Villager East, South 81 deg. 23 min. 33 sec. East, 273.00 feet to a point, a corner common with Fidelity Federal Savings and Loan in the South line of The Villager East; thence with a westerly line and a northerly line of Fidelity Federal Savings and Loan the following bearings and distances; thence South 08 deg. 36 min 27 sec. West, 74.30 feet to a point; thence North 81 deg. 23 min 33 sec. West 283.14 feet to the point of beginning, containing 20,638 square feet (0.474 acres, more or less).

Being the same property conveyed to Hunter McDonald, Jr., Leo D. Wege and Wesley H. Sperry, a (44.64%), and (44.64%) and (10.72%) undivided interest respectively, as tenants in common, by deed from Colony Cleaners, Inc., a Tennessee Corporation of Record in Book 7628, page 247, Register's Office for Davidson County, Tennessee.

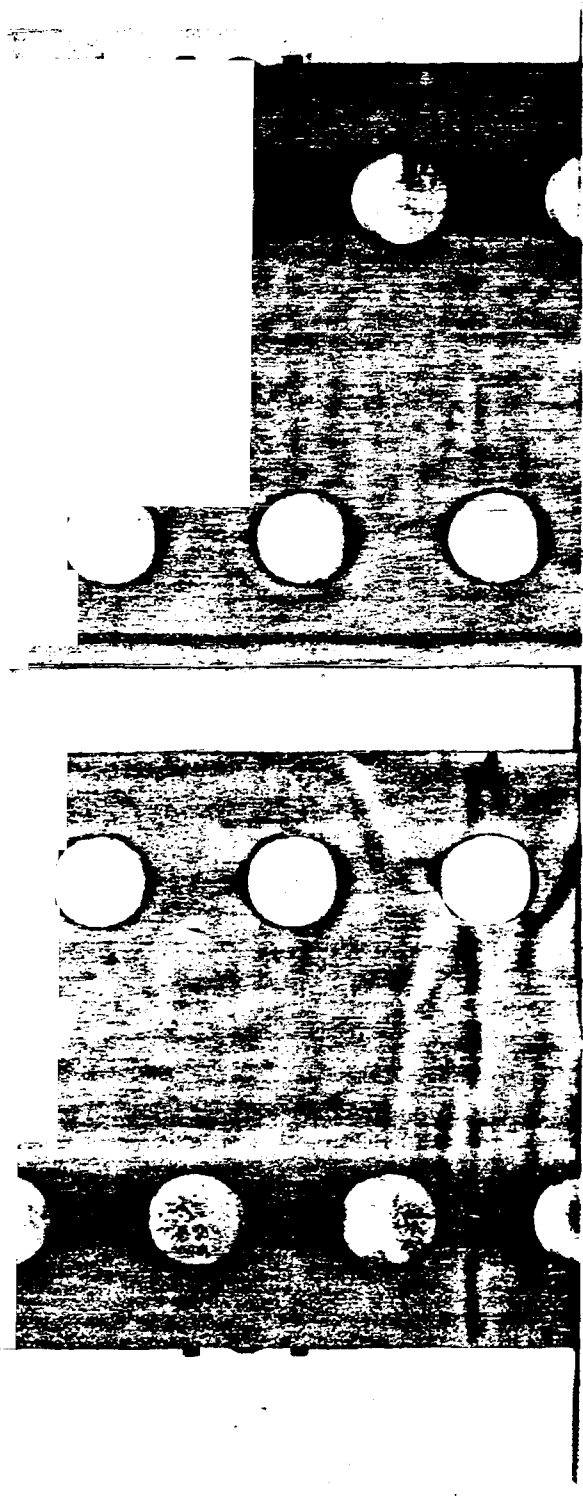
9 8 7 1 6

IDENTIFICATION REFERENCE

JAN 3 4 23 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3026 01/03 0101 03CHECK 2097.50



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

RECEIVED OF _____

FOR _____

BOOK 7743 PAGE 354

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
630000.00
CON TX 2079.00
PRFEE 0.50
WDEED 18.00
TOTAL 2097.50
CHECK 2097.50

01/03/89 01 16:25 0001 3026

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98716

IDENTIFICATION REFERENCE

Jan 3 4 23 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169723