THIS INSTRUMENT PREPARED BY:
Donna D. Lange
Axselle, Hundley, Johnson & Harris
P. O. Box 28057
Richmond, VA 23228-0057

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
FFH PROPERTIES 4487 Post Place, #95 Nashville, TN 37205	SAME	Map: 161 Parcel: 219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

FFH PROPERTIES

By: _____
Robert E. Hoehn

SUBSCRIBED AND SWORN TO before me this 9th day of January, 1989.

_____
Notary Public

My commission expires:

3-11-90

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Thousand and No/100 Dollars ($230,000.00), the receipt of which is hereby acknowledged, STERCHI BROS. STORES, INC., a

AXSELLE, HUNDLEY, JOHNSON & HARRIS, P.C.
ATTORNEYS AT LAW
5501 STAPLES MILL ROAD
RICHMOND, VIRGINIA 23228

Delaware corporation, hereinafter "GRANTOR," has this day bargained and sold and does hereby transfer and convey unto FFH PROPERTIES, a Tennessee general partnership, hereinafter "GRANTEE," its successors and assigns, certain real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, its successors and assigns forever. GRANTOR covenants 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 herein stated.

GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said GRANTEE, its successors and assigns, against the lawful claims of all persons.

WITNESS our hands this 5th day of January, 1989.

STERCHI BROS. STORES, INC.

By _____
Christopher Scott
Assistant Vice President

STATE OF VIRGINIA
COUNTY OF HENRICO, to-wit:

Before me, a Notary Public of the State and County aforesaid, personally appeared Christopher Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Assistant Vice President of STERCHI BROS. STORES, INC., the within named bargainor, a corporation, and that he as such Assistant Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Assistant Vice President.

WITNESS my hand and official seal at Henrico County, Virginia, this 5th day of January, 1989.

My commission expires: August 9, 1991

_____
Notary Public

AXSELLE, HUNDLEY, JOHNSON & HARRIS, P.C.
ATTORNEYS AT LAW
5501 STAPLES MILL ROAD
RICHMOND, VIRGINIA 23228

SCHEDULE "A"

Being a tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, fronting on Old Hickory Boulevard approximately 370 feet west of the centerline of the intersection of Old Hickory Boulevard with Nolensville Road, and being more particularly described as follows:

BEGINNING at a point in the South right-of-way margin of Old Hickory Boulevard, said point also being the Northwest corner of the Commerce Union Bank property as of record in Deed Book 5387, page 274, Register's Office for Davidson County, Tennessee.

Thence, with Commerce Union Bank's West property line, and passing through the Northwest corner of the Shoney's Big Boy Enterprises, Inc. property as of record in Deed Book 5072, page 296, Register's Office for Davidson County, Tennessee, and with Shoney's West property line S. 5° 04' 34" E 348.15 feet to a point, said point being Shoney's Southwest corner and also being a point in the South Right-of-Way margin of Brentwood East Drive;

Thence, leaving said Shoney's property with the said Right-of-Way margin N. 69° 02' 00" W 75.48 feet to a point in the East Right-of-Way margin of Brentwood East Drive;

Thence, with said East margin N. 03° 48' 33" W 88.53 feet to a point;

Thence, N. 04° 47' 01" W 115.40 feet to a point;

Thence, N 00° 15' 59" W 110.21 feet to a point in the South Right-of-Way margin of Old Hickory Boulevard;

Thence, leaving said East margin of Brentwood East Drive with said South margin and a curve to the left having in internal angle of 00° 59' 54" a radius of 2874.52 feet, an arc length of 50.08 feet, and a chord bearing of N. 83° 39' 59" E to a point within a 25-foot easement.

Thence, N 83° 10' 02" E 5.96 feet to the point of beginning.

AXSELLE, HUNDLEY, JOHNSON & HARRIS, P.C.
ATTORNEYS AT LAW
5501 STAPLES MILL ROAD
RICHMOND, VIRGINIA 23228

BEING a portion of the same proeprty conveyed to Sterchi Bros. Stores, Inc., by deed from Thomas C. Scott, of record in Book 6399, page 977, and corrected in Book 7537, page 696, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters as shown on plan of record in Book 6250, page 781, as amended in Book 6849, page 944, Register's Office for Davidson County, Tennessee.

2. Surveyors Certificate of correction of record in Book 6803, page 720, and re-recorded in Book 6840, page 534, Register's Office for Davidson County, Tennessee.

3. Overhead line easement granted Metro Government in Book 6769, page 189, Register's Office for Davidson County, Tennessee.

4. Assumption contained in deed of record in Book 6399, page 977, Register's Office for Davidson County, Tennessee, of the obligation of R. C. Danner, G. T. Scott and U. Grant Browning to maintain the roads and easements until the project is finished and the Merchants Association is formed to assume that responsibility, as shown on the Plat of record in Book 5200, page 213, Register's Office for Davidson County, Tennessee.

0 0 1 8 7

IDENTIFICATION REFERENCE

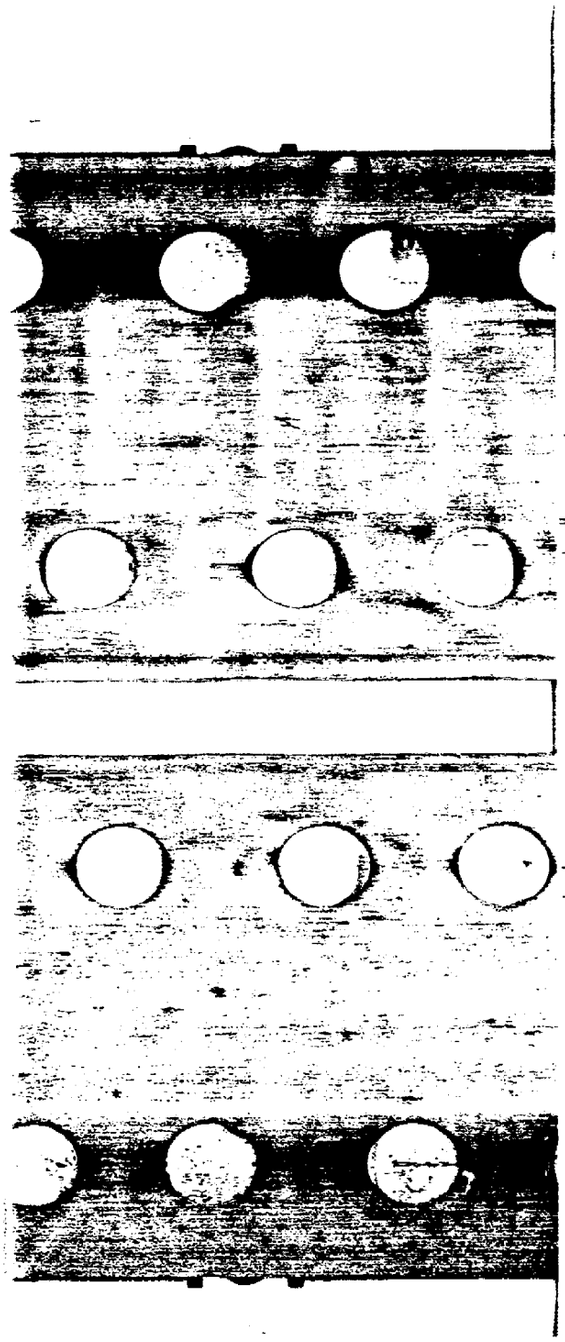
Jan 10 9 23 AM '96

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

4701 01/10 0101 03CHECK 771.50

AXSELLE, HUNDLEY,
JOHNSON & HARRIS, P.C.
ATTORNEYS AT LAW
5501 STAPLES MILL ROAD
RICHMOND, VIRGINIA 23228



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

RECEIVED OF _____

FOR _____

BOOK 7748 PAGE 10

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 230000.00
				CON TX 759.00
				PRFEE 0.50
				WDEED 12.00
				TOTAL 771.50
				CHECK 771.50
			01/10/89 01	09:24 0001 4701

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00187.

IDENTIFICATION REFERENCE

JAN 10 9 23 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 171375