BOOK 7752 PAGE 921

THIS INSTRUMENT PREPARED BY:
Andrew B. Gibson, Jr.
Suite 202, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me this 17th day of January, 1989.

NOTARY PUBLIC

My Commission Expires: 10-9-91

0 1 9 3 8

IDENTIFICATION

Jan 17 2 59 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

WARRANTY DEED

ADDRESS OF NEW OWNER:

GARY McDANIEL
%Investment Realty Associates
Suite 203
110 29th Avenue North
Nashville, Tennessee 37203

SEND TAX BILLS TO:

SAME

6792 01/17 0101 03CHECK 309.50

MORTGAGEE:
NONE

Map and Parcel No.:
Map 102-8; Parcel 1

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged we, JOSEPH R. PRATT, unmarried and IHLA UREE PRATT, unmarried, have bargained and sold, and by these presents do transfer and convey to GARY McDANIEL, the GRANTEE herein, his heirs and assigns forever, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A"

This conveyance is subject to the easement set out in Quitclaim Deed of record in Book 4976, page 283, and subject to any easements not of record, and further subject to 1989 taxes.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto to the said Grantee, his heirs, successors and assigns forever.

And we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This conveyance is further made subject to an easement of record in Book 4849, pages 309 and 310, Register's Office of Davidson County, Tennessee, which grants ingress and egress to the property described in Exhibit "A", and the Grantors hereby convey whatever right, title and interest they might own in said easement to the Grantee. This easement was retained by the Grantors over, across and upon the northwesterly 30 feet of the property conveyed and described in Book 4849, page 309, which was conveyed to Wiggins Associates, a Georgia general partnership, for the purpose of ingress and egress to and from and for the benefit of the tract of land described in Exhibit "A" and herein conveyed to Grantee PROVIDED, HOWEVER, that said easement shall automatically terminate if and when the tract herein conveyed to Grantee as described in Exhibit "A" obtains or is provided with other access to a public street or way or if and when the tract herein conveyed to Grantee as described in Exhibit "A" is substantially combined in use or ownership with any other property which adjoins all or a portion of said tract herein conveyed to Grantee as described in Exhibit "A" and which has other access to a public street or way.

The above mentioned conveyance as to the easement of record in Book 4849, pages 309 and 310, is made without such warranties and covenants so as to forever defend the title to the said land to the said Grantee, but this conveyance is made as a quitclaim of interest from the Grantors to the Grantee.

IN WITNESS WHEREOF, we JOSEPH R. PRATT, unmarried and IHLA UREE PRATT, unmarried have hereunto set our hands on this 17 day of January, 1989.

Joseph R. Pratt
JOSEPH R. PRATT, unmarried

Ihla Uree Pratt
IHLA UREE PRATT, unmarried

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOSEPH R. PRATT and IHLA UREE PRATT, the bargainora, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of January, 1989.

NOTARY PUBLIC

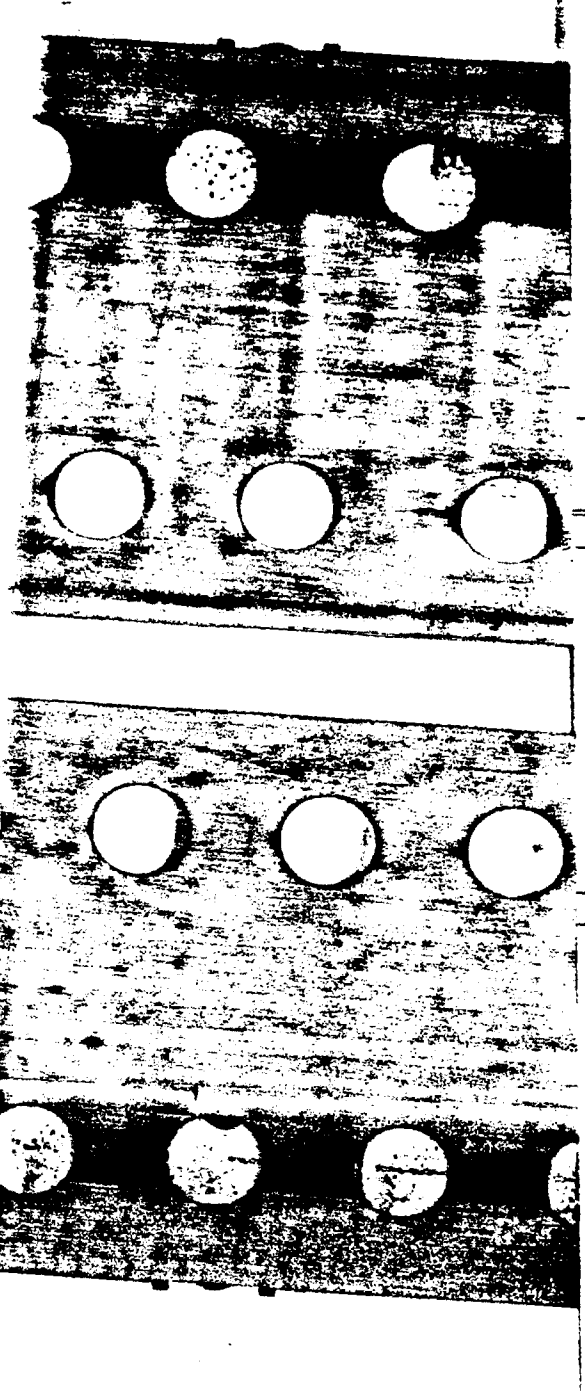
My Commission Expires:
10-9-91

EXHIBIT "A"

A tract of land located in the First Civil District of Metropolitan Nashville and Davidson County, being part of Lot Number 4 on the Plan of Bass Lands, as of record in Plat Book 57, Page 97, Registers Office for said county, described according to a survey made by R.L. Montoya-Land Surveying dated December 21, 1988 as follows:

Beginning at a large dead tree, said tree marking the southwest corner of Lot Number 1 on the Plan of Mount Hickory Subdivision of record in Plat Book 4175, Page 47, R.O.D.C., Tennessee and the southeast corner of this tract; thence, along the southerly line of this tract, South 42 degrees 05 minutes 42 seconds West, 110.11 feet to an existing iron pin; said pin being in the northerly line of Tract "A" on the Plan of Wiggins Plaza of record in Plat Book 4860, Page 81, R.O.D.C., Tennessee; thence, along the north line of said Wiggins Plaza, North 47 degrees 28 minutes 15 seconds West, 761.54 feet to an existing concrete monument; said monument being the northeast corner of Tract "B" of said Wiggins Plaza; thence, North 48 degrees 13 minutes 36 seconds West, 145.58 feet to an existing concrete monument; said monument is located in the southerly line of Sequoia-French Quarter Joint-Venture as of record in Deed Book 6965, Page 731, R.O.D.C., Tennessee; thence, along said southerly line North 48 degrees 11 minutes 33 seconds East 84.58 feet to an existing iron pin, said pin marking the northwest corner of this tract and a corner to the aforesaid Sequoia-French Quarter Joint-Venture; thence, along the northerly line of this tract and being a common line to the said Sequoia-French Quarter and Lot Number 1 of Mount Hickory Subdivision, South 49 degrees 14 minutes 52 seconds East, 898.36 feet to the point of beginning, containing 86882 square feet, 1.99 acres more or less.

Being a part of the same property conveyed to Andrew B. Pratt and wife, Ihla Uree Pratt, and Joseph R. Pratt, by deed from Alvin Bowling and wife, Johnnie Malone Bowling, of record in Book 1851, page 583, Register's Office for Davidson County, Tennessee. The said Andrew B. Pratt having since died.



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

RECEIVED OF _____

FOR _____

BOOK 7752 PAGE 925

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	90000.00
			CON TX	297.00
			PRFEE	0.50
			WDEED	12.00
			TOTAL	309.50
			CHECK	309.50
01/17/89	01		15:00 0001	6792

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01938

IDENTIFICATION REFERENCE

Jan 17 2 59 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173444