WARRANTY DEED

Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JFC ENTERPRISES, INC.	NEW OWNER	MAP 105-2
NAME: PO BOX 40101	NAME:	PARCEL 507
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TN 37204	(STREET ADDRESS)	16W-05590
(CITY) (P.O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 7767 PAGE 859

FOR AND IN CONSIDERATION of the sum of Ten and 00/100---------- ----------($10.00)_____ *Dollars,*

cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt and suffiency of which is hereby acknowledged.

MELROSE INVESTMENTS, II, a Tennessee Joint Venture, composed of John W. Barton, Jr., Betty Braswell Wall, Valerie A. Childers and Edward J. Childers, Jr.,

have this day bargained and sold, and do hereby transfer and convey unto the said JFC ENTERPRISES, INC., a Tennessee corporation, hereinafter called Grantee, its *(successors), XXX and assigns, certain real estate in Davidson County, Tennessee,* ~~XXXXXX~~ as described in Exhibit "A" attached hereto and incorporated herein by reference, together with all the buildings, improvements, appurtenances, easements and privileges thereunto belonging, including all fixtures and equipment attached to in connection therewith (except such items as may be the property of any lessee or tenant occupying any portion of the property described in Exhibit "A" under lease).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ ***500,000.00

Subscribed and sworn to before me, this the 2ND day of February, 1989.

JFC Enterprises, Inc. by:

Affiant

My commission expires: 5/13/89 (Affix Seal)

Notary Public

L. KECK NOTARY PUBLIC STATE OF TENNESSEE

unimproved( )
This is improved (XX) property, known as 1016 (House Number) 8th Avenue South (Street) Nashville (P.O. Address) Tennessee 37203 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its *(successors), XXX and assigns forever.* It does *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for first lien deed of trust of record in Book 6316, page 842, Register's Office for said County.

It *further covenant and bind* s itself, its successors, XXX *and representatives, to warrant and forever defend the title to said real estate to said* Grantee, its *(successors), XXX and assigns, against the lawful claims of all persons*

Witness, its *hand this* 2ND *day of* February *19* 89 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

MELROSE INVESTMENTS, II, A
Tennessee Joint Venture

By: _____
JOHN W. BARTON, JR., VENTURER

By: _____
VALERIE A. CHILDERS, VENTURER

By: _____
BETTY BRASWELL WALL, VENTURER

By: _____
EDWARD J. CHILDERS, JR., VENTURER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personallly appeared before me ..... *a Notary Public in and for said County and State* .....

.....

.....

the within named bargainor ..... *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at ..... *Tennessee this* ..... *day of* ..... *19* .....

..... *Notary Public*

Commission expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me ..... the undersigned ..... *a Notary Public of the State and County aforesaid, personally appeared* Valerie A. Childers, John W. Barton, Jr., and Edward J. Childers, Jr. *with whom I am personally acquainted, and who, upon oath, acknowledged* them *self to be* A Venturer/General Partner of Melrose Investments, II, a Tennessee Joint Venture XXXX *the within named bargainor, a* ~~Corporation~~ Partnership *and that* they *as such* Venturer/General Partner *being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the* ~~XXXXXXXX~~ joint venture XXXXX by themselves as Venturer/General Partner.

Witness my hand and seal, at office in Nashville, Tennessee
this 2ND *day of* February *19*89

Anita K. Hughes
Notary Public

Commission expires 11/10/91

STATE OF FLORIDA:
COUNTY OF SARASOTA :

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, Betty Braswell Wall, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be a Venturer/General Partner of Melrose Investments, II, a Tennessee Joint Venture, the within named bargainor, a partnership, and that she as such Venturer/General Partner being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Joint Venture as herself as Venturer/General Partnership.

Witness my hand and seal, at Office, in (X Sarasota), Florida, this (X 4th) day of February, 1989.

(My Commission Expires: X Aug 21, 1990)

(X Virginia Lynn Savidge
Notary Public)

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. AUG 21,1990
BONDED THRU GENERAL INS. UNC.

WARRANTY DEED

FROM

MELROSE INVESTMENTS, II, a Tennessee Joint Venture

TO

JFC ENTERPRISES, INC., a Tennessee Corporation

Compliments of
Colonial Title Company
Suite 110, Continental Plaza
4301 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3, Part B, Resubdivision of Lot No. 1, Section Seventy, Edgehill Estates, of record in Book 5060, page 52, and corrected in Book 5343, page 215, Register's Office for Davidson County, Tennessee, and described according to the survey of John Kohl and Company, P.C., dated June 8, 1984, updated January 23, 1989, as follows:

Beginning at an iron pin in the easterly right-of-way of Eighth Avenue South, the northwest corner of the herein described property; thence leaving said right-of-way, N 88 deg. 07' 00" E, 93.89 feet to an iron pin at the southwest terminus of Reid Avenue thence with the south right-of-way of said Reid Avenue, N 80 deg. 44' 00" E, 57.63 feet, to an iron pin; thence leaving the right-of-way of Reid Avenue, S 3 deg. 08' 00" E, 182.56 feet to a P.K. Nail in the north right-of-way of a 20' alley; thence along the north right-of-way of a 20' alley, N 82 deg. 30' 00" W, 140.13 feet to a P.K. Nail; thence along a curve to the right, having a radius of 20', a distance of 28.14 feet to a P.K. Nail in the aforesaid right-of-way of Eighth Avenue South; thence continuing along the said right-of-way of Eighth Avenue South, N 1 deg. 53' 00" W, 132.56 feet to the point of beginning.

Being the same property conveyed to Melrose Investments, II, a Tennessee Joint Venture, by deed of record in Book 5743, page 260, said Register's Office.

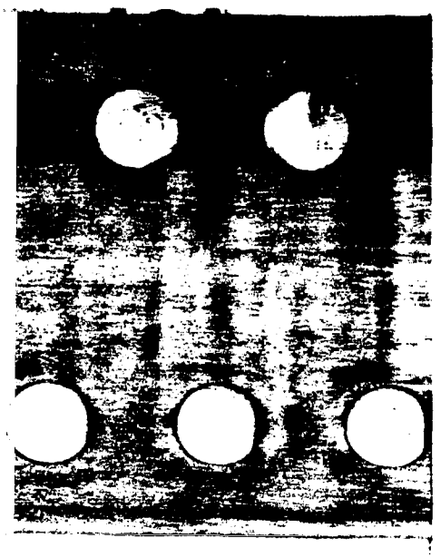
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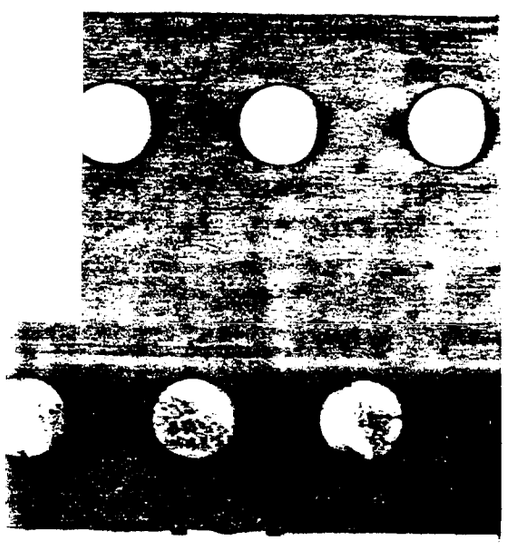
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5263 02/07 0101 03CHECK 1659.50

OFFICIAL RECEIPT

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





RECEIVED OF _____

FOR _____

BOOK 7767 PAGE 862

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	
				500000.00
			CON TX	1650.00
			PRFEE	0.50
			WDEED	9.00
			TOTAL	1659.50
			CHECK	1659.50
02/07/89		01	13:15 0001	5263

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07317

IDENTIFICATION REFERENCE

Feb 7 1 13 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 179758