Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
B & M Enterprises 5715 Maudina Avenue Nashville, TN 37209	Map 91-12 Parcel 303	SouthTrust Bank of Middle Tennessee 1801 West End Avenue Nashville, TN 37203
This instrument prepared by: Boult, Cummings, Conners & Berry (RPT) 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219		

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, **KEY INVESTMENTS, INC.**, a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **B & M ENTERPRISES**, a Tennessee general partnership composed of Ben T. Johnson and James M. Johnson (the "Grantee"), Grantee's successors and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows to-wit (the "Property"):

> A tract of land located in Metropolitan Nashville and Davidson County, Tennessee, being known as Parcel 303 on Map 91-12 of the Tax Assessor's Office for Davidson County, Tennessee, and also being known as Lot 2 on the Plan of "Key Subdivision," as of record in Plat Book 6900, page 727, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being a portion of the property conveyed to Key Investments, Inc., a Tennessee corporation, by deed from Southern States Paving Company, a Tennessee corporation, of record in Book 3640, page 292, Register's Office for Davidson County, Tennessee.

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

1. Real property taxes for 1989, which have been prorated between the parties and are assumed by the Grantee. The Grantor and Grantee agree to adjust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $168,000.00.

Affiant

Subscribed and sworn to before me this 28th day of February, 1989.

Notary Public
My Commission Expires: May 20, 1992

the proration of 1989 taxes, if necessary, when the tax bill for Map 91-12, Parcel 303, becomes available.

2. Matters shown on the Plan of Key Subdivision of record in Book 6900, page 727, Register's Office for Davidson County, Tennessee.

This is improved property on 44th Avenue, North, Nashville, Davidson County, Tennessee.

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.

Grantor covenants with the Grantee that the Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns, 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 undersigned has executed this Warranty Deed this 28th day of February, 1989.

KEY INVESTMENTS, INC., a Tennessee corporation

By: _____
James W. Loving, Executive Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Juanita V. Thomason, a Notary Public in and for the State and County aforesaid, **James W. Loving**, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purpose therein contained, and who further acknowledged that he is Executive Vice President of **KEY INVESTMENTS, INC.**, a Tennessee corporation, and is authorized to execute the foregoing instrument on behalf of the corporation.

Witness my hand, at office, this 28th day of February, 1989.

_____
Notary Public

My commission expires: May 20, 1992

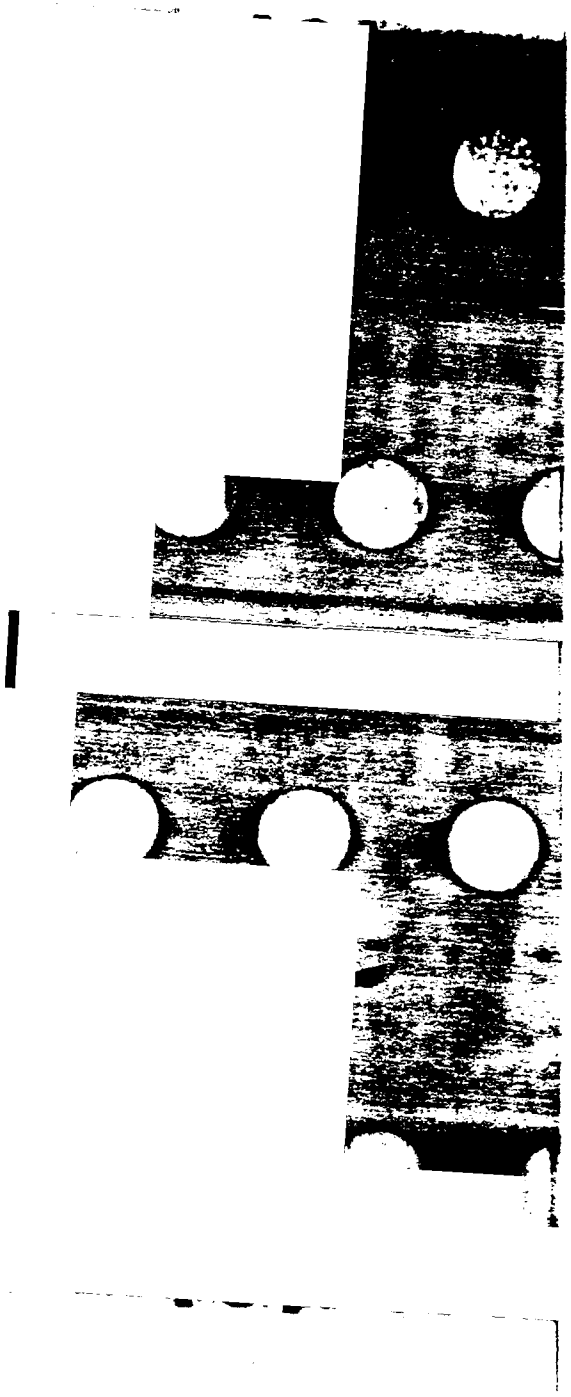
12390

IDENTIFICATION

FEB 28 4 07 PM '89

FELIX Z. WILSON

1206 02/28 0101 03CHECK 560.80



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7782 PAGE 138

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~PAMT 168000.00~~
CON TX 554.40
PRFEE 0.50
WDEED 6.00
TOTAL 560.90
CHECK 560.90

02/28/89 01 16:10 0001 120

12390

IDENTIFICATION REFERENCE

Feb 28 4 07 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 185626