THIS INSTRUMENT PREPARED BY:
Heiskell, Donelson, Bearman,
Adams, Williams & Kirsch
Attorneys at Law
Twentieth Floor
First American Center
Nashville, TN 37238

FROM:	Everbrite Electric Signs, Inc.	("Grantor")
TO:	W. William Koski and wife, Beth H. Koski	("Grantees")
ADDRESS NEW OWNER:	Mr. & Mrs. W. William Koski 405 Hyde Park Nashville, Tennessee 37215	
SEND TAX BILLS TO:	Third National Bank c/o SUnTrust Mortgage, Inc. P.O. Box 105277 Atlanta, GA 30348-5277	
MAP & PARCEL NUMBER:	117-13, Group B - Parcel 12	

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GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00), cash in hand paid by Grantees, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Everbrite Electric Signs, Inc., a Wisconsin corporation, has bargained and sold, and by these presents does transfer and convey unto the said W. William Koski and wife, Beth H. Koski, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee being Lot No. 405 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, Pages 419-421, amended in Book 6653, Page 118, in Book 6771, Page 683, and in Book 6800, Page 164, Register's Office for said county, to which plan reference is here made for a more complete description.
>
> BEING the same property conveyed to Everbrite Electric Signs, Inc., a Wisconsin corporation, by quitclaim deed from Edd T. Lancaster and wife, Nancy D. Lancaster, of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to: (1) 1989 taxes which have been prorated and assumed by the Grantee; (2) restrictions of record in Book 6537, Page 303; (3) reciprocal easements of record in Book 6478, Page 177 and amended in Book 6530, Page 242; (4) Charter of record in Book 6548, Page 213; and (5) all matters appearing on the plan of record in Plat Book 6250, Pages 419-421, amended in Book 6653, Page 118, and in Book 6771, Page 683, said Register's office.

This is improved property known as 405 Hyde Park, Nashville, Tennessee.

TO HAVE AND TO HOLD, the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said W. William Koski and wife, Beth H. Koski, their heirs and assigns, in fee simple forever. Everbrite Electric Signs, Inc. does covenant with the said W. William Koski and wife, Beth H. Koski that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for 1989 real property taxes which have been prorated between the parties and are hereby assumed by Grantees.

The said Everbrite Electric Signs, Inc., does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 24 day of February 24, 1989.

EVERBRITE ELECTRIC SIGNS, INC.

By: _____
Title: TREASURER

STATE OF WISCONSIN)
COUNTY OF MILWAUKEE)

Before me, ROBERT E WELL, a Notary Public of the state and county aforesaid, personally appeared William J. Fritz, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Executive Vice President and Treasurer of Everbrite Electric Signs, Inc., the within named bargainor, a Wisconsin corporation, and that he as such Executive Vice President and Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Executive Vice President and Treasurer.

WITNESS my hand and seal at office in GREENFIELD WI, this 24 day of FEBRUARY, 1989.

_____
NOTARY PUBLIC

My Commission Expires: 5/14/89

ROBERT E. WELL * NOTARY PUBLIC * STATE OF WISCONSIN

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 492,000.00 .

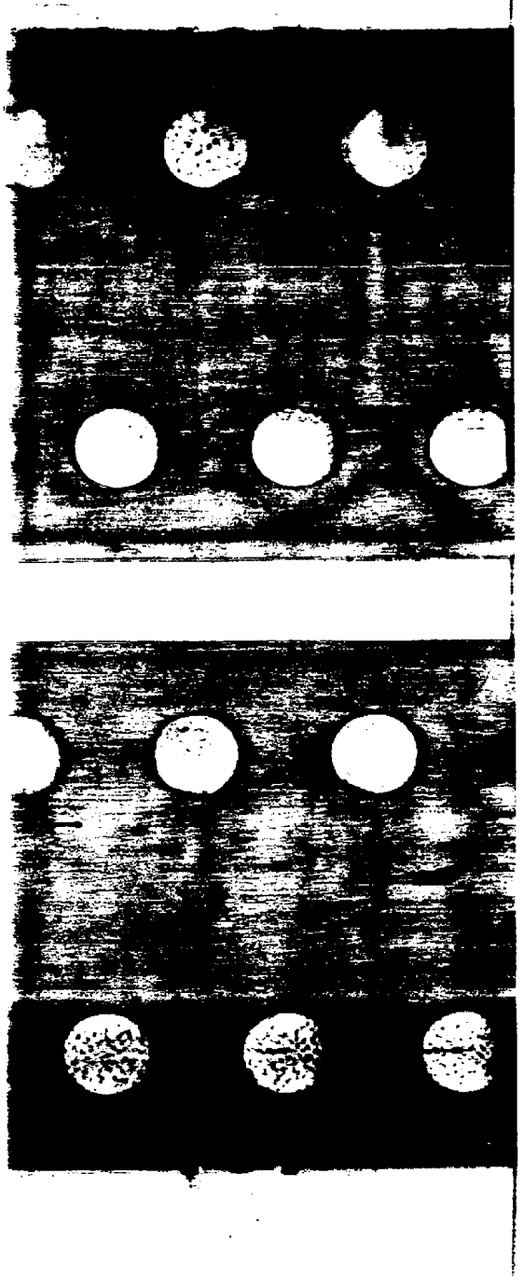
W. William Krahl
AFFIANT

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

NOTARY PUBLIC

My Commission Expires: Nov. 21, 1992

4245 03/09 0101 03CHECK 1633.10



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

RECEIVED OF _____

FOR _____

BOOK 7789 PAGE 680

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 492000.00
CON TX 1623.60
PRFEE 0.50
WDEED 9.00
TOTAL ~~1633.10~~
CHECK ~~1633.10~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE

MAR 9 2 19 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 188793