Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
David Patterson c/o Thomson McKinnon Securities, Inc. P.O. Box 2597 Arcade Stn. Nashville, TN 37219	81-16-136 81-12-104 92-8-261, 262 & 263 92-6-48 81-16-549	Same

This instrument prepared by: Boult, Cummings, Conners & Berry (JBH)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

Bdl 37

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, GERTRUDE C. RYAN, wife of George C. Ryan, deceased, FRANK RYAN and DON RYAN, being all the heirs at law of George C. Ryan (collectively, the "Grantor"), has bargained and sold, and by these presents does transfer and convey to DAVID G. PATTERSON (the "Grantee"), Grantee's heirs and assigns, Grantor's one-half undivided interest in certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

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

1. Real estate taxes for the current year.

2. Lease between National Advertising Company as Lessee and T. C. Jones and George Ryan as Lessors,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $57,500.00.

Gertrude C. Ryan
Affiant

Subscribed and sworn to before me this 31st day of March, 1989.

Notary Public
My Commission Expires: 3/1/91

dated June 9, 1980, and of record in Book 5635, page 539, in the Register's Office for Davidson County, Tennessee.

3. Unrecorded lease between Whiteco Metrocom as Lessee and George Ryan and Kathleen Jones Brent as Lessors, dated as of June 4, 1986.

4. Unrecorded lease between Whiteco Metrocom as Lessee and T. C. Jones and George Ryan as Lessors, dated December 21, 1987.

5. Unrecorded lease between Whiteco Metrocom as Lessee and T. C. Jones and George Ryan as Lessors, dated May 29, 1982.

6. Unrecorded lease between Whiteco Metrocom as Lessee and T. C. Jones and George Ryan as Lessors, dated as of March 3, 1988.

This is improved property known as 1002 Morrison Street, Nashville, TN 37208; 1600 Arthur Avenue, Nashville, TN 37208; 939 28th Avenue North, Nashville, TN 37208; 210 25th Avenue; I-40 downtown at Charlotte Avenue; and I-265 at junction with I-40.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that 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 themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

16321

IDENTIFICATION REFERENCE

Mar 14 3 58 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, the Grantor has executed this Deed this 3th day of March, 1989.

Gertrude C. Ryan
GERTRUDE C. RYAN

Frank Ryan
FRANK RYAN

Don C. Ryan
DON RYAN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Peter H. Curry, Notary Public, Gertrude C. Ryan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3th day of March, 1989.

Peter H. Curry
Notary Public

My Commission Expires: 3-11-91

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Peter H. Curry, Notary Public, Frank Ryan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3th day of March, 1989.

Peter H. Curry
Notary Public

My Commission Expires: 3-11-91

FILED 22.00 DEL OZCHECK 208.35

STATE OF Florida

COUNTY OF Wade

Personally appeared before me, Rose McDaniel, Notary Public, Don Ryan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9 day of March, 1989.

Rose McDaniel
Notary Public

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. FEB.15,1991
BONDED THRU GENERAL INS. UND.

My Commission Expires:

EXHIBIT "A"

TRACT 1

Land in Davidson County, Tennessee, being the northerly 11 feet of Lot No. 10 and the southerly 19 feet of Lot No. 9 on the Plan of "Rowan Place" a copy of which plan is of record in Book 161, page 79, Register's Office for said County.

Said parts of said lots front together 30 feet on the easterly side of Rowan Place and extend back easterly between parallel lines to the easterly line of said property as indicated on the plan in Book 161, page 79, said Register's Office.

Being the same property conveyed to T. C. Jones and George Ryan by deed from L. Dale Jones of record in Book 5624, page 810 said Register's Office, an interest in which was transferred by quitclaim deed from T. C. Jones to Kathleen H. Jones by deed of record at Book 5784, page 973, said Register's Office.

TRACT 2

BEING the westerly 50 feet to Lots Nos. 325 and 326 on the Plan of McGavock, Wetmore and Others' First Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.

BEGINNING at the northeast corner of Arthur Avenue and Scott Street; and running thence with the easterly margin of Arthur Avenue, northwardly 100 feet; thence eastwardly and parallel with the northerly margin of Scott Street, 50 feet; thence southwardly and parallel with the easterly margin of Arthur Avenue, 100 feet to the northerly margin of Scott Street; thence with same, westwardly 50 feet to the beginning.

BEING the same property conveyed to George Ryan and T. C. Jones from William R. Swain, as of record in Book 4686, page 334, Register's Office for Davidson County, Tennessee.

THERE is INCLUDED in the above described property, but EXCLUDED from this conveyance that portion of the premises conveyed by William R. Swain to the State of Tennessee, for the use and benefit of the Department of Highways, more fully described in a warranty deed of record in Book 4158, page 318, Register's Office Davidson County, Tennessee, to which reference is here made.

TRACT 3

BEING lot no. 5 in the block no. 2 in plan of Midway, as of Record in Book 421, page 11, of the Register's Office for Davidson County, Tennessee. Said lot fronts 50 feet on the west side of 28th Avenue, North and extends back westwardly between lines 150 feet to an alley measuring 50 feet on said alley.

Being the same property conveyed to T. C. Jones and George Ryan from Rich Holt, a widower, by deed of record Book 4585, page 973, said Register's Office. Included in the above description, but excluded from this conveyance is a portion of the property conveyed to the State of Tennessee, by deed of record in Book 4103, page 61, said Register's Office.

TRACT 4

LAND in Davidson County, Tennessee, being Lot No. 6 in Vance & Woodmansee's subdivision of Lots Nos. 150, 151, 152, and 153 on the plan of the Samuel Watkins Estate property, as of record in Book No. 57, page 13, Register's Office for Davidson County, Tennessee; a plan of said subdivision is of record in said Book No. 57 at page 29;

SAID Lot No. 6 fronts 30 feet on the easterly side of McNairy Street (formerly Clay Street) and runs back between parallel lines 130 feet to a 10 foot alley.

BEING the same property conveyed to George Ryan and Kathleen Jones, from Josephine Kelley, by deed of record in Book 4459, page 474, Register's Office for Davidson County, Tennessee.

BEING parts of Lots Nos. 7 and 8 on the Plan of Vance and Woodmansee Subdivison of Lots No. 150 to 153 inclusive of said Samuel Watkins Property as of record in Book 57, Page 29, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at a point in the right-of-way line of 12th Avenue, North, as relocated in the line between Lots 6 and 7; running thence North 61° 33' 54" East 67.62 feet to an alley; thence North 28° 24' 45" West 60 feet to the southerly margin of Pearl Street; thence with the southerly margin of same South 61° 33' 54" West 29.95 feet to the beginning of a curve; thence with said curve southerly 17.13 feet to a point; thence with the easterly right-of-way line of 12th Avenue relocated 56.51 feet to the beginning.

BEING a part of the same property conveyed George Ryan and T. C. Jones, from A. A. Anderson, a widower, by deed of record in Book 4492, page 513, Register's Office for Davidson County, Tennessee.

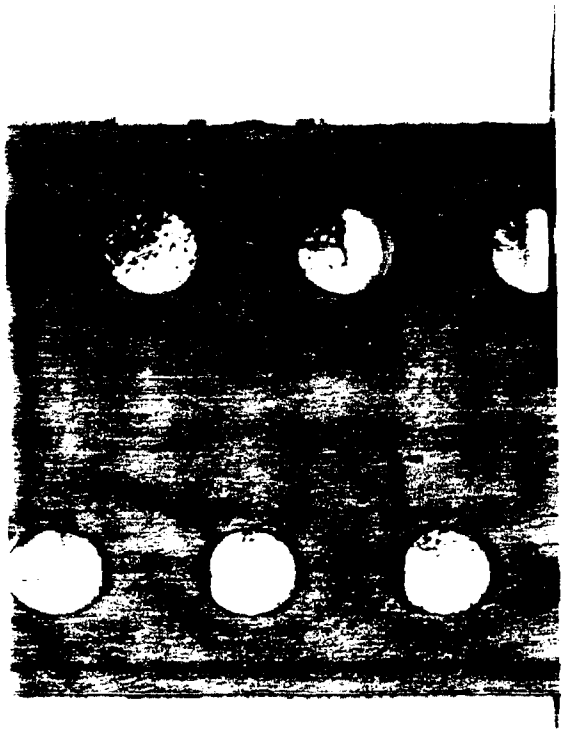
TRACT 5

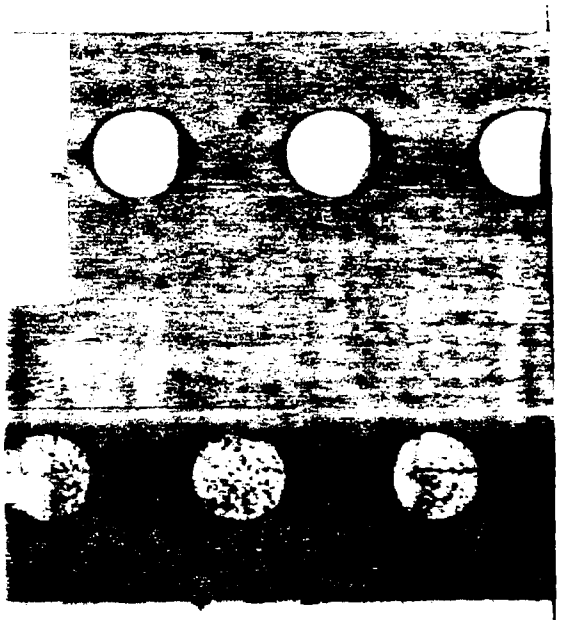
LAND in Davidson County, Tennessee, being Lot No. 401 in McGavock, Wetmore & Others Addition to Nashville, Tennessee, called the "Town of McGavock", of record in Book 21, page 23, Register's Office for said County.

SAID lot fronts 102.4 feet on the easterly side of 11th Avenue, North, formerly Filmore Street, and runs back between lines 100 feet, more or less, to the westerly margin of Mary Street on which it measures 100 feet.

BEING the same property conveyed T. C. Jones and George Ryan, from Alvin Herman and wife, Grace Herman, by deed of record in Book 4541, page 706, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description, but EXCLUDED from this conveyance is that portion of the property conveyed the State of Tennessee by deed of record in Book 4131, page 959, Register's Office Davidson County, Tennessee.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7793 PAGE 65

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 57500.00
CON TX 189.75
PRFEE 0.50
~~MTGFEE 18.00~~
~~TOTAL 208.25~~
CHECK 208.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16321

IDENTIFICATION REFERENCE

Mar 14 3 05 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

03/14/89 01 16:01 0001 5577

No. 190106