Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
G and G Properties P.O. Box 23710 Nashville, TN 37202	Map 82-10 Parcel 10	G and G Properties P.O. Box 23710 Nashville, TN 37202

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, **2700 SOUTH SHAVER INVESTMENT COMPANY, N.V.**, a Netherland Antilles corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **G AND G PROPERTIES**, a Tennessee joint venture composed of Ben S. Gambill, Jr. and Thomas K. Gambill (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"):

> Being a southerly portion of Lot 10 on the First Division of the John Shelby Estate, of record in Plan Book 1, page 10, Chancery Court, Davidson County, Tennessee, a northerly portion of Lot 11 of the John Shelby Subdivision, recorded in Plan Book 1, page 13, Chancery Court, and a portion of Cowan Street, as closed by Council Bill No. 73-491, and being more particularly described according to a survey prepared by Ragan-Smith-Murphy & Associates dated June 22, 1987, Job No. 72-522, as follows:
>
> Beginning at a set P.K. nail in the south margin of Spring Street at the entrance to Cowan Street, said point being 50 feet more or less west of the centerline of Cowan Street and proceeding as follows: south 47° 24' 09" east for a distance of 23.98 feet to a set P.K. nail, said point being in the west margin of Cowan Street; thence along said margin south 05° 46' west for a distance of 186.30 feet to an existing iron pin; thence with a curve to the left and having a radius of 430.46 feet for a distance of 114.57 feet to an existing P.K. nail, said curve having a chord bearing and distance of south 01° 51' 30" east, 114.23 feet; thence with the same south 09° 29' east for a distance of 134.55 feet to an existing iron pin, said point being the northeast corner of a tract conveyed to Farris Hardwood Lumber Company, as recorded in Book 649, page 651, Register's Office for said County, and is the southeast corner of this tract; thence along a common property line of the above said two tracts, south 49° 51' 07"

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,600,000.00.

Affiant

Subscribed and sworn to before me this 29TH day of March, 1989.

Notary Public
My Commission Expires: 4-21-90

west, for a distance of 457.51 feet to an existing iron pin; thence with the same, north 83° 18' west, for a distance of 14.14 feet to an existing iron pin, said point being in the east margin of Louisville & Nashville Railroad; thence along said margin with a curve to the right and having a radius of 692.2 feet for a distance of 190.28 feet to an existing iron pin, said curve having a chord bearing and distance of north 25° 09' 30" west, 189.68 feet; thence with the same, north 17° 17' west for a distance of 218.09 feet to an existing iron pin; thence with a curve to the right and having a radius of 553.27 feet for a distance of 271.83 feet to an existing iron pin, said curve having a chord bearing and distance of north 03° 12' 30" west, 269.10 feet; thence with the south margin of Spring Street (a 60 foot wide road), north 79° 25' 41" east, for a distance of 507.93 feet to the point of beginning, and containing 278,082 square feet or 6.384 acres of land, more or less.

Being the same property conveyed to 2700 south Shaver Investment Company, N.V., a corporation organized under the laws of the Netherlands Antilles, by deed from Bruce E. McCann and wife, Shirley R. McCann, of record in Book 5041, page 773, Register's Office of 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 the proration of 1989 taxes, if necessary, when the tax bill for Map 82-10, Parcel 10, becomes available.

2. Easements for construction and maintenance of existing and future utilities within that portion of Cowan Street which was closed by Metropolitan Council, Bill No. 73-491 of Metropolitan Government of Nashville and Davidson County, Tennessee.

3. Easement for slope and fill granted Davidson County by Indiana Lumber Company at the corner of Spring and Cowan Streets along Spring Street, as set out in instrument of record in Book 365, page 181, Register's Office for Davidson County, Tennessee, and as shown on survey made by Ragan-Smith-Murphy & Associates dated June 22, 1987.

4. Easement for sanitary sewer along the southerly boundary, and easement in Minute Book 37, page 481, Circuit Court of Davidson County, Tennessee (July 11, 1908), and as shown on survey made by Ragan-Smith-Murphy & Associates dated June 22, 1987.

5. Matters shown on survey of Ragan-Smith-Murphy & Associates, Inc. dated June 22, 1987.

By its acceptance hereof, Grantee acknowledges that Grantor has made no representations or warranties to Grantee other than those contained herein, and that conveyance of the Property and the improvements appurtenant thereto by the Grantor is made with no representation or warranty by the Grantor as to the status or

condition thereof, including, but not limited to, such items as the general repair of the building and its roof, signage, zoning of the Property, propensity of the Property to flooding, and all other matters of a similar nature.

This is improved property known as 299 Cowan Street, 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 23 day of March, 1989.

2700 SOUTH SHAVER INVESTMENT COMPANY, N.V., a Netherland Antilles corporation

By: G. B. Brooke
George B. Brooke, Supervising Director

0144 03/29 0101 03CHECK 5289.50

CITY OF SYDNEY
AUSTRALIA

Personally appeared before me, CHARLES ALFRED MORGAN, a Notary Public in and for the jurisdiction aforesaid, **George B. Brooke**, 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 Supervising Director of **2700 SOUTH SHAVER INVESTMENT COMPANY, INC.**, a Netherland Antilles corporation, and is authorized to execute the foregoing instrument on behalf of the corporation.

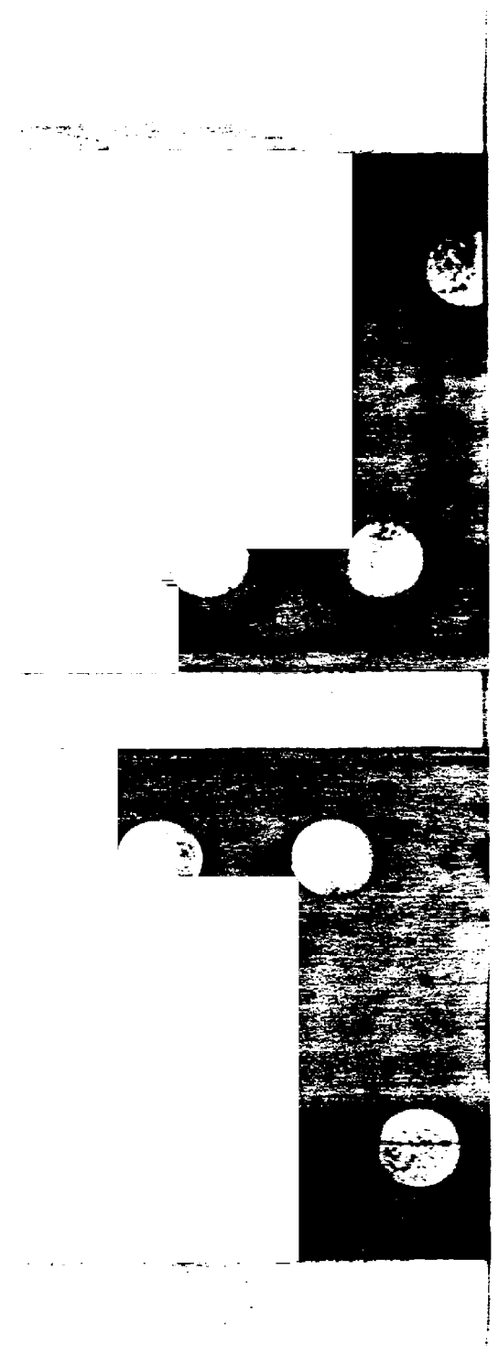
Witness my hand, at office, this 23 day of March, 1989.

Charles Morgan
Notary Public
Sydney

My commission ~~expires~~: is indeterminate

20172.

REGISTER'S OFFICE
MAR 29 11 22 AM '89
DAVIDSON COUNTY, TENN.



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

RECEIVED OF _____

FOR _____

BOOK 7803 PAGE 580

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 1600000.00
				CON TX 5280.00
				PRFEE 0.50
				WDEED 9.00
				TOTAL 5289.50
				CHECK 5289.50
03/29/89	01			11:23 0001 0144

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20172

IDENTIFICATION

MAR 29 11 22 AM '89

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

No. 194622