This Instrument Prepared By:
W. Lee Corbett & Associates, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203 1128 03/31 0101 03CHECK 999.50

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
2405 Associates, a Partnership 815 N. First Street Nashville, TN 37207	Same	Map 71-3; Parcels 122-126 Field Books 12 DZ-5645 12 DZ-5640 12 DZ-5635 12 DZ-5630 12 DZ-100

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, H.H. Hooper, Jr. ("Grantor"), has bargained and sold, and by these presents does transfer and convey to 2405 Associates, a Tennessee general partnership composed of Terry E. Wilkes, Janet H. Wilkes and Ben C. Bailey ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Tract No. One.

Land in Davidson County, being Lot Nos. 146, 147, and 148 in Haynie's Oriental Plan of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said Lot 146 fronts 160 feet on the southerly side of King Street and runs back 140 feet on the easterly line and 160 feet more or less on the westerly line with the eastern margin of an alley to an alley in the rear and measures 1,409 feet more or less on the rear line.

Said Lots 147 and 148 front 100 feet each on the southerly side of King Street and run back between parallel lines 140 feet to an alley.

Tract No. Two.

Being Lots Nos. 144 and 145 in J.B. Haynie's Oriental Plan of record in Book 161, Pages 26 and 27, Register's Office for said County.

Said part of Lots 144 and 145 front 120 feet on the Dickerson Pike and run back between parallel lines and along King Street to an alley having a frontage of 135 feet on said alley, which includes Lot 145 and all of that part of Lot 144 beginning at Lot 143 and 144 on the Dickerson Pike and running back to a point on the alley 30 feet south of Lot 145 and being the same property conveyed to P.E. Gordon by deeds of J.C. Smythe, Trustee, of record in Book 700, Page 635, by deed of G.W. Jones to P.E. Gordon of record in Book 741, Page 185, by deed of Emma Black to P.E. Gordon, of record in Book 763, Page 368, Register's Office for Davidson County, Tennessee, and being better described as beginning at the southeast corner of Dickerson Pike and King Street, being the northwest corner of said Lot 145. Thence with the easterly margin of said Pike, southerly 120 feet; thence easterly 170 feet more or less to a point on the westerly margin of an alley 135 feet southerly from the southerly margin of King

Street; thence with the westerly margin of said alley 135 feet to the south margin of King Street thence with the southerly margin of said street westerly 174 feet to the beginning.

Tract No. Three.

Land in the 12th Civil District of Davidson County, Tennessee, being the west 50 feet of Lot 150 in the J.R. Haynie's Oriental Plan which plan is of record in Book 161, Page 26, Register's Office for said County, described as follows:

Said westerly 50 feet of Lot No. 150 fronts 50 feet on the south side of King Street and runs back between lines 140 feet to an alley.

Tract No. Four.

Being Lot No. 149 in Haynie's Oriental Plan of record in Book 161, pages 26 and 27, Register's Office for said County.

Said Lot 149 fronts 100 feet on the southerly side of Kingston Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to H.H. Hooper, Jr. by Trustee's Deed from Shelton Hatcher, Trustee of record in Book 7601, Page 616, Register's Office for Davidson County, Tennessee and re-recorded in Book 7687, Page 810 said Register's Office.

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

(1) 1989 real property taxes prorated and assumed by Grantee.

(2) Recorded plan of J.B. Haynie's Oriental Subdivision of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. The Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except as set forth herein.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

Reba Mae Hooper, wife of the Grantor, joins in this conveyance solely to transfer to Grantee whatever interest she may have, if any, in said real estate.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 27th day of March, 1989.

H.H. Hooper, Jr.

Reba Mae Hooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, H.H. Hooper, Jr., 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 27th day of March, 1989.

Janet E. Ingram
Notary Public

My Commission Expires: 4-6-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Reba Mae Hooper, 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 27th day of March, 1989.

Janet E. Ingram
Notary Public

My Commission Expires: 4-6-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Sworn to and subscribed before me this 27th day of March, 1989.

Janet E. Ingram
Notary Public

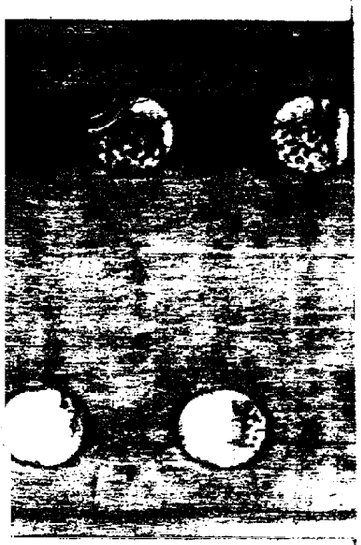
My Commission Expires: 4-6-92

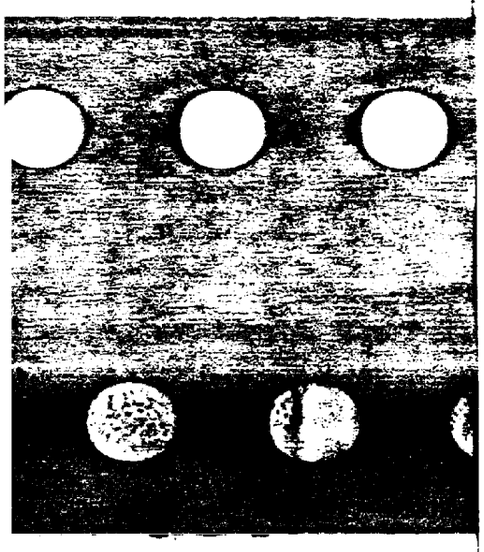
20993

IDENTIFICATION

MAR 31 3 06 PM '89

FEE $ WILSON CO REGISTER
DAVIDSON COUNTY, TEN





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

RECEIVED OF _____

FOR _____

BOOK 7806 PAGE 27

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 300000.00
CON TX 990.00
PRFEE 0.50
WDEED 9.00
TOTAL 999.50
CHECK 999.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/31/89 01 15:07 0001 1128

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAR 31 3 06 PM '89

IDENTIFI REFERENCE

20993

No. 195593