BOOK 7918 PAGE 692

File 6

THIS INSTRUMENT PREPARED BY:
Dearborn & Ewing, Attorneys-at-Law
Suite 1200, One Commerce Place
Nashville, TN 37239

MAP

GENERAL WARRANTY DEED

FROM: Sterling Engineered Products Inc.

TO: Brighter Day Enterprises, Inc.

Address New Owner as follows:	Mortgagee:	Map-Parcel No.
1912 Broadway Nashville, TN 37203 Attn: Alan Cameron	First American National Bank	Map 117-8 Parcel 64 Field Book 24W-1140

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $414,925.00.

Donald Stanush
Affiant

Subscribed and sworn to before me, this the 18th day of August, 1989.

Charles Mark Cameron
Notary Public

My Comm. Expires: 1-21-90

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Sterling Engineered Products Inc., hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto Brighter Day Enterprises, Inc., hereinafter called "Grantee", its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference.

This is improved property, located at the address of 3201 Belmont Boulevard.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said property in fee simple and has a good right to convey it. Notwithstanding any other provision herein, the property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit B attached hereto and incorporated herein by reference.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said property to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties have executed this instrument as of the 18th day of AUGUST, 1989.

"GRANTOR"

STERLING ENGINEERED PRODUCTS INC.

BY: Donald Sumski

TITLE: Authorized Agent

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Donald Sumski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the authorized agent of Sterling Engineered Products Inc., the within named bargainor, a corporation, and that he as such authorized agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as authorized agent.

Witness my hand and seal, at office in Nashville, Tennessee, this the 18th day of August, 1989.

Charles Mark Carter

NOTARY PUBLIC

My Commission Expires: 1-2-1-90

a1:cmc1252

EXHIBIT A

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located in the southwesterly quadrant of Belmont Boulevard and Gale Lane, being the property conveyed to Kusan, Inc., by deed of record in Book 4506, Page 386, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point at the intersection of the southerly margin of Gale Lane and the westerly margin of Belmont Boulevard;

THENCE, with said westerly margin of Belmont Boulevard, S 33° 27' 01" W, 148.33 feet to a point at the intersection with the northerly margin of Interstate 440;

THENCE, with said northerly margin, with a curve to the right 180.00 feet to an iron pin, said curve having a central angle of 04° 36' 02", a radius of 2,241.80 feet, a tangent of 90.05 feet, and a chord of N 62° 27' 42" W, 179.95 feet;

THENCE, leaving said northerly margin with the easterly line of Ashwood Court Condominiums of record in Book 5200, Page 530, R.O.D.C., N 34° 11' 36" E, 135.48 feet to a point in the the southerly margin of Gale Lane;

THENCE, with said southerly margin, S 66° 35' 49" E, 180.00 feet to the point of beginning.

Containing 25,469 square feet, or 0.58 acre, more or less.

Being the same property conveyed to Sterling Engineered Products Inc., a New Jersey corporation, by Warranty Deed of record in Book 7375, page 326, Register's Office for said County and by Quitclaim Deed, of record in Book 7375, page 331, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. 1989 Metropolitan Government taxes, a lien but not yet due and payable.

2. Lack of direct access to Interstate Highway No. 440.

3. All matters as shown on the survey of Barge, Waggoner, Sumner, and Cannon, Inc., last revised April 4, 1987, File No. 9986-92.

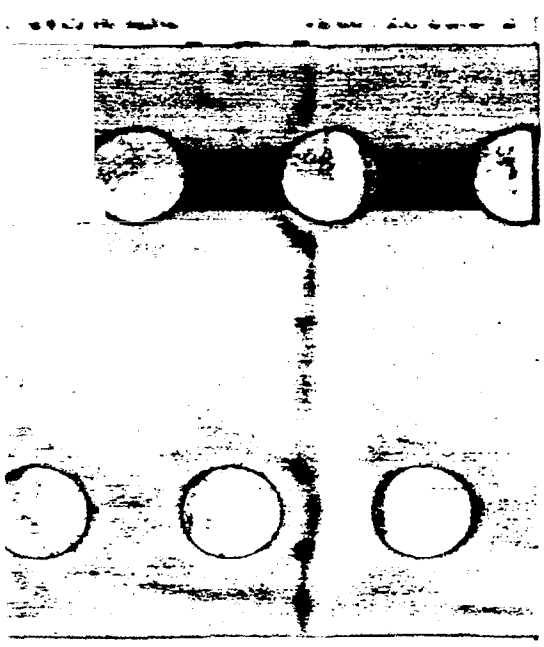
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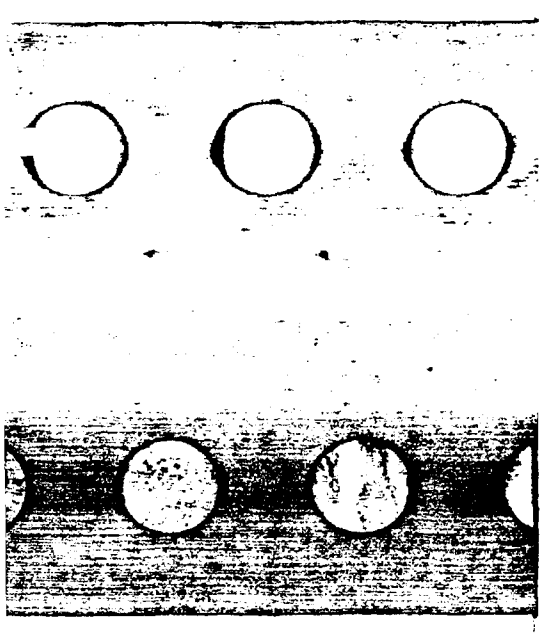
IDENTIFICATION REFERENCE

AUG 10 4 10 PM '89

DAVIDSON COUNTY, TN

7298 08/18 0101 03CHECK 1382.17





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

414925.00

CON TX 1369.17

PRFEE 1.00

WDEED 12.00

~~TOTAL 1382.17~~

~~CHECK 1382.17~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/18/89 01 16:11 0001 7298

5911.81

IDENTIFICATION REFERENCE

AUG 18 4 10 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 246553