Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
A & A Properties, Inc. 1135 Gallatin Road Nashville, TN 37206	Portion of Parcel 283, Map 142	same

This instrument prepared by: Boult, Cummings, Conners & Berry (___)
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, ROBERT ROBESON, TRUSTEE (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to A & A PROPERTIES, INC., a Tennessee corporation (the "Grantee"), Grantee's successors and assigns, 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, a lien not yet due and payable.

2. Terms, conditions and restrictions contained in Deed of record in Book 7154, page 204, said Register's Office.

3. Matters shown on the Plan of Resubdivision of Lots 2, 3 and 4 (2nd Revision), Section Two, American Subdivision of record in Book 6050, page 407, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Alvin Stillman
Affiant

Subscribed and sworn to before me this 22nd day of August, 1989.

Loretta B Lanier
Notary Public
My Commission Expires: 5/8/1991

This is unimproved property.

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 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 himself 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.

Grantor hereby relinquishes any rights for the relocation of the Driveway and Easement Area reserved for the development of Lot 2 as set forth in deed of record in Book 7154, page 204, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 22nd day of August, 1989.

Robert E Robeson, Trustee
Robert Robeson, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Loretta B. Lane, Notary Public, ROBERT ROBESON, 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 22nd day of August, 1989.

Loretta B. Lane
Notary Public

My Commission Expires: 5/8/1991

EXHIBIT A

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, as shown on the plan of resubdivision of Lots 2, 3 and 4 (Second Revision), Section Two, American Subdivision, as of record in Book 6050, page 407, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the northerly margin of U.S. Highway 70-S said point being the SW corner of Lot No. 4

THENCE, leaving said northerly margin with the westerly line of Lot No. 4 as shown in said Plan of Resubdivision, N 15° 30' 00" E, 191.94 feet to a point in the southerly line of Lot No. 3, as shown on said Plan;

THENCE, with said line S 74° 30' 00" E, 15.00 feet to a point;

THENCE, leaving said line, severing Lot 4, S 15° 30' 00" W, 192.76 feet to a point in the northerly margin of U.S. Highway 70-S;

THENCE, with the same in a westerly direction with a curve to the right having a radius of 1,785 feet, 15.02 feet to the point of beginning.

Containing 2,885 square feet or 0.07 acre, more or less.

BEING a portion of the property conveyed to Robert E. Robeson, Trustee, by deed of record in Book 7915, page 704, Register's Office, Davidson County, Tennessee.

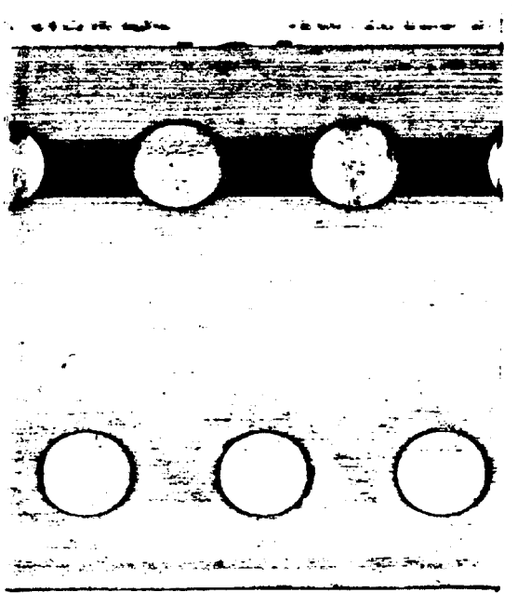
59776

IDENTIFICATION REFERENCE

AUG 22 1 18 PM '89

DAVIDSON COUNTY, TN

8014 08/22 0101 03CHECK 109.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7920 PAGE 306

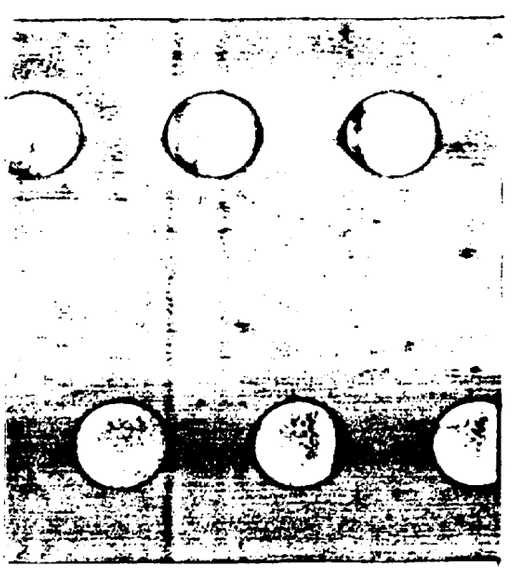
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 30000.00
CON TX 99.00
PRFEE 1.00
WDEED 9.00
TOTAL 109.00
CHECK 109.00

08/22/89 01 13:20 0001 8014

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



5977.6

IDENTIFT REFERENCE

AUG 22 1 18 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 241259