THIS INSTRUMENT PREPARED BY:
O'HARE, SHERRARD & ROE
Suite 2000
424 Church Street
Nashville, Tennessee 37219

BOOK 7939 PAGE 108

WARRANTY DEED

Address of New Owner(s):	Name\Add. Mortgagee:	Map-Parcel Nos.
Regal Group III 220 Great Circle Road Suite 126 Nashville, Tennessee 37228	Woodmark, Inc. Suite 260 109 Westpark Drive Brentwood, Tennessee 37027	69-16-14 F.Bk. 13DA 47475

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, John R. Voigt, Trustee (hereinafter referred to as "Grantor"), has bargained and sold, and does hereby transfer and convey unto Regal Group III, a Tennessee general partnership, its successors and assigns (hereinafter referred to as "Grantee"), certain real estate in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the Property, the appurtenances, estate, title and interest belonging, to the said Grantee and the said Grantee's successors and assigns forever.

AND Grantor covenants that he, as Trustee, is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set forth on Exhibit B attached hereto and incorporated herein by this reference. Grantor further covenants and binds himself as Trustee, his successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set her hand, this 15th day of September, 1989.

John R. Voigt, Trustee

John R. Voigt, Trustee

6 6 5 6 9

IDENTIFICATION REFERENCE

SEP 15 3 13 PM '89

DAVIDSON COUNTY, TN

2207 09/15 0101 03CHECK 2050.75

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, John R. Voigt, a Notary Public in and for the County and State aforesaid, personally appeared John R. Voigt, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as such Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of September, 1989.

Jana O. Geary
Notary Public

My Commission Expires:
1-23-93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $617,500.00.

J. Voigt, Trustee

Subscribed and sworn to before me this, the 15th day of September, 1989.

Jana O. Geary
Notary Public

My commission expires:
1-23-93

jrv\wrf\bord\deed.001

EXHIBIT A

Description of Property

Land in Davidson County, Tennessee and more particularly described as follows:

Beginning at a point in the northerly margin of Clarksville Highway, said point being 699.0 feet, more or less, northwest of the centerline of Summit Drive; thence with said northerly margin N 57 deg. 53' W 50 feet to a point; thence leaving said margin N 32 deg. 07' E 250.0 feet to a point; thence N 57 deg. 53' W 151.0 feet to a point; thence N 43 deg. 13' E 322.7 feet to a point; thence S 47 deg 09' E 616.7 feet to a point; thence S 36 deg 26' W 139.3 feet to a point; thence N 57 deg. 53' W 140.0 feet to a point; thence S 36 deg. 26' W 159.0 feet to a point; thence N 57 deg. 53' W 273.0 feet to a point; thence S 32 deg. 07' W 155.0 feet to the point of beginning.

Being the same property conveyed to John R. Voigt by Warranty Deed from Claiborne K. McLemore, III, Trustee, of record in Book 6862, page 835, Register's Office for Davidson County, Tennessee.

EXHIBIT B

EXCEPTIONS TO TITLE

1. Real property taxes for 1989 and subsequent years, a lien not yet due and payable.

2. Personal property taxes for 1989 and subsequent years, a lien not yet due and payable.

3. Easement granted to Pride Properties, Lessor, of record in Book 4958, page 982, Register's Office for Davidson County, Tennessee ("RODC").

4. Deed of Trust dated November 11, 1977, by and among Par-King Investment Company, a partnership of John R. Parker and Danny F. King, as Grantor, E. B. Tanner, Trustee, as Trustee, and First Federal Savings and Loan Association of Union City, Tennessee as Beneficiary, of record in Book 5221, page 249, RODC.

5. Assignment of Rents and Leases dated November 11, 1977, by and between Park-King Investment Company, a partnership, as Assignor, and First Federal Savings & Loan Association of Union City, Tennessee, as Assignee, of record in Book 5221, page 254, RODC.

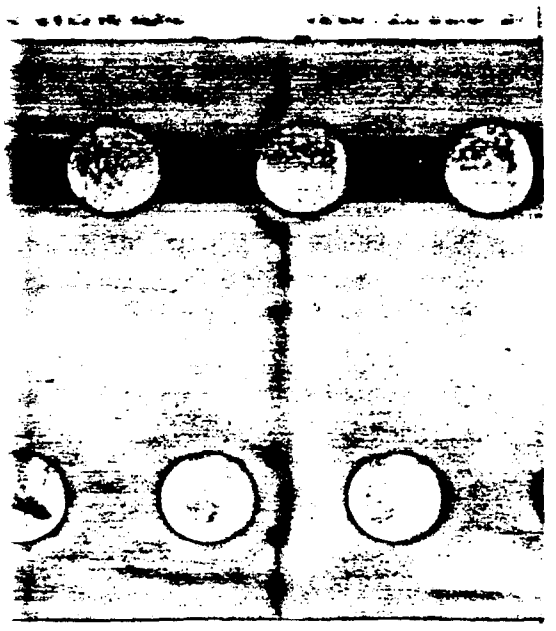
6. UCC Financing Statement, Form UCC-1 listing Par-King Investment Co., a Partnership of John R. Parker and Danny F. King, as Debtor, and First Federal Savings & Loan Association of Union City, Tennessee, as Secured Party, recorded November 16, 1977, in Book 5223, page 27, and as File No. C04460, RODC.

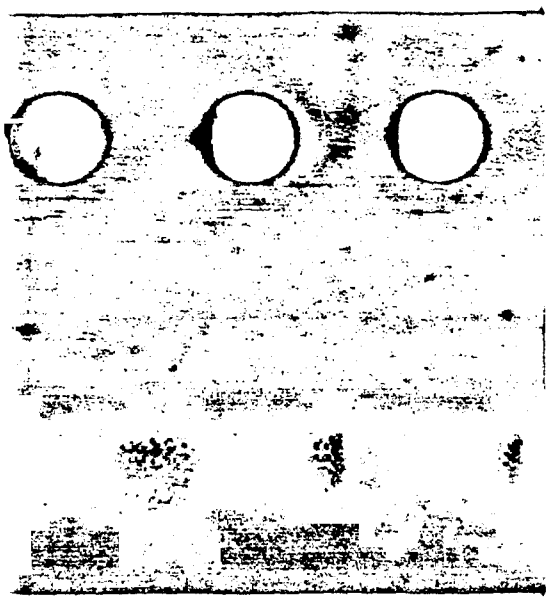
7. UCC Financing Statement, Form UCC-1 listing Par-King Investment Co., a Partnership of John R. Parker and Danny F. King, as Debtor, and Metropolitan Federal Savings & Loan Association, as Secured Party, recorded March 11, 1983, in Book 6019, page 384, RODC and continued by UCC Financing Statement Form UCC-3 recorded February 10, 1988, in Book 7466, page 813, RODC.

8. Wrap-Around Deed of Trust and Security Agreement dated March 7, 1986, by and among Claiborne K. McLemore, III, Trustee, as Grantor, Peter M. Oldham, Trustee, as Trustee, and Dortch Oldham, as Beneficiary, of record in Book 6799, page 354, RODC.

9. Assumption Agreement dated May 19, 1986, by and between John R. Voigt, Trustee, as Purchaser, Claiborne K. McLemore, III, Trustee, as Seller, of record in Book 6862, page 839, RODC.

10. UCC Financing Statement, Form UCC-1 listing John R. Voigt (Trustee), as Debtor, and Electric Power Board of the Metro Government of Nashville and Davidson County, as Secured Party, of record in Book 7776, page 213, RODC.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7939 PAGE 112

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 617500.00
CON TX 2037.75
PRFEE 1.00
RECORDED 12.00
TOTAL 2050.75
CHECK 2050.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/15/89 01 15:16 0001 5207

66569

IDENTIFICATION REFERENCE

SEP 15 3 15 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 249194