ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
JEFFERSON PROPERTIES (NAME)	Same (NAME)	92-3
943 Jefferson Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	39, 40, 41, 42
Nashville, TN 37208 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of One Hundred Fifty Thousand and No/100---------- DOLLARS

cash in hand paid by JEFFERSON PROPERTIES, a partnership, the receipt and sufficiency of which is hereby acknowledged, THE Z GROUP, a partnership composed of Elisha Richardson, Edward P. Crump, Jr., Lewis E. Watkins, N. Horace Mann, Jr., and Gibson Johnson, Jr.

have bargained and sold, and by these presents do transfer and convey unto the said JEFFERSON PROPERTIES, a partnership

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

PARCEL 1

Land in Davidson County, Tennessee, being Lot No. 12 in Jewett's Subdivision of Lot No. 3 of the Harding Lytle Tract of record in Book 57, page 67, Register's Office of Davidson County, Tennessee. SAid Lot fronts 50 feet on the south side of Jefferson Street, and runs back parallel lines 182 feet.

PARCEL 2

Land in Davidson County, Tennessee, being Lot No. 13 in Jewett's Subdivision of Lot No. 3 of the Harding Lytle Tract, plan of which is of record in Book 57, page 67, Register's Office for Davidson County, Tennessee. Said Lot No. 13 fronts fifty (50) feet on the south side of Jefferson Street, and runs back between parallel lines one hundred eighty two (182) feet to an alley.

PARCEL 3

Land in Davidson County, Tennessee, being Lot No. 14 in Jewett's Subdivision of Lot No. 3 of the Harding Lytle Tract, a plan of which subdivision is of record in Book No. 57, page 67 of the Register's Office of Davidson County, Tennessee. Said lot fronts 50 feet on the south side of Jefferson Street and extends back southerly between parallel lines 182 feet, more or less, to an alley.

The above parcels of property are part of the same property conveyed to said "The Z Group", a partnership, by deed from "The Alpha Group", a partnership and predecessor of "The Z Group", by deed of record in Book 5499, page 145, said Register's Office.

SEE ATTACHED EXHIBIT A FOR CONTINUED PROPERTY DESCRIPTION

unimproved (X)
This is improved ( ) property, known as 2013-2015-2017-2019 Jefferson Street (House Number) (Street)
Nashville, Tennessee 37208
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of September, 1989.

THE Z GROUP, A PARTNERSHIP

BY N. Horace Mann Jr. Elisha R. Richardson Lewis E. Watkins

E. P. Crump, Jr. Gibson Johnson, Jr.

BOOK 7953 PAGE 705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, RICHARD H. DINKINS, a Notary Public in and for said County and State, the within named N. HORACE MANN, JR., EDWARD P. CRUMP, JR., ELISHA RICHARDSON, GIBSON JOHNSON, JR.

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this 29th day of September, 1989.

My commission expires 5-20-92 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 150,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 29th day of September, 1989.

My commission expires 5-20-92 Notary Public

This instrument was prepared by:

Name	Address
Williams and Dinkins, Attorneys	203 Second Ave. North, Nashville, Tennessee 37201

WARRANTY DEED

FROM The Z Group, a Partnership

TO Jefferson Properties, a Partnership

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

PARCEL 4

Land in Davidson County, Tennessee, being Lot No. 11 and the Easterly 20 feet of Lot No. 10 on the Map of Jewett's Subdivision of Lot No. 3 of the Elizabeth Harding Plan, as of record in Book 57, page 67, Register's Office for said County, said Lot No. 11 and part of Lot No. 10 front together 70 feet on the southerly side of Jefferson Street and extend back between parallel lines 182 feet to an alley.

Being the same property conveyed to The "Z" Group, a general partnership composed of Elisha R. Richardson, Edward P. Crump, Jr., Lewis E. Watkins, N. Horace Mann, Jr., and Gibson Johnson, Jr., by Warranty Deed of record in Book 6825, page 622, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Richard H. Dawkins, a Notary Public in and for said County and State, the within named Lewis E. Watkins, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes thereon contained.

Witness my hand and official seal at Nashville, Tennessee, this the day of October, 1989.

My commission expires: 5-21-92 Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

7.1442

IDENTIFICATION REFERENCE

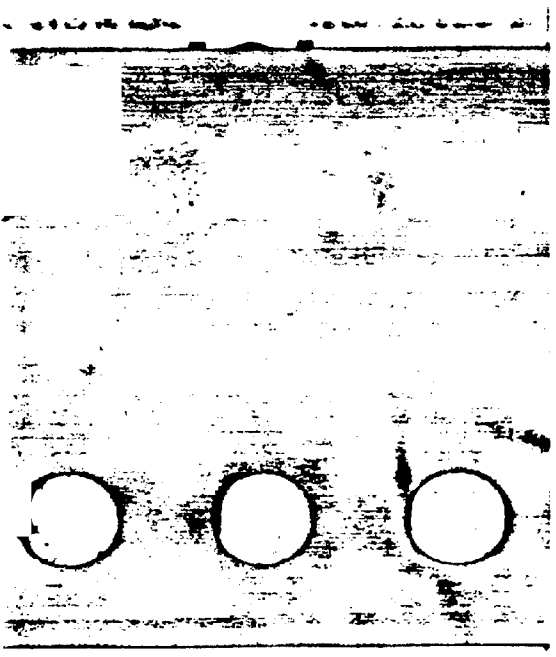
Oct 4 9 01 AM '89

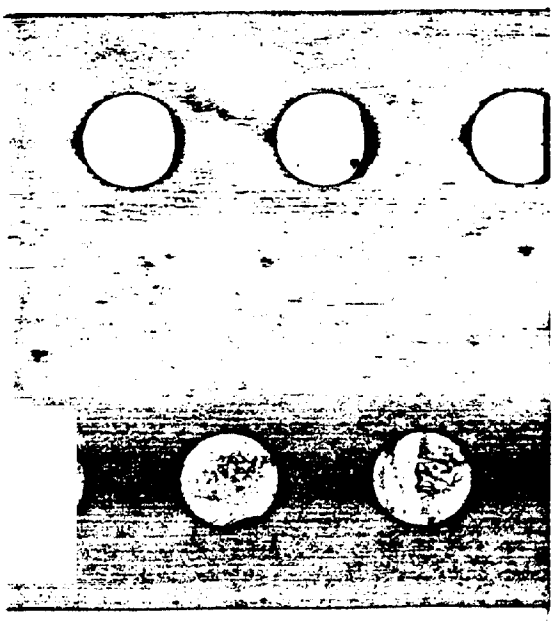
DAVIDSON COUNTY, TN

RUSH

EXHIBIT A

2694 10/04 0101 03CHECK 505.00





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7953 PAGE 707

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 150000.00
				CON TX 495.00
				PRFEE 1.00
				WDEED 9.00
				TOTAL 505.00

CHECK 505.00

10/04/89 01 09:03 0001 2674

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 1 4 4 2

IDENTIFICATION REFERENCE

OCT 4 9 01 AM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 254996