NAME AND ADDRESS OF NEW OWNER:
Star Enterprise
4 Executive Park East
Post Office Box 4582
Atlanta, Georgia 30329

THIS INSTRUMENT PREPARED BY:
Boult, Cummings, Conners & Berry (SLW)
222 Third Avenue North
Nashville, Tennessee 37201

MAP AND PARCEL: 90G-A-28 (Rutherford Co.)
92-11-59 (Davidson Co.)

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

THIS INDENTURE, made this 4th day of January, 1990, between WELTON INVESTMENTS, a Tennessee general partnership among James W. Jewell, John B. Jewell, III and Andrew D. Crichton ("Grantor"), and STAR ENTERPRISE, a New York general partnership ("Grantee").

W I T N E S S E T H:

That said Grantor, for and in consideration of the sum of One Million Seven Hundred Four Thousand and No/100 Dollars ($1,704,000.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee the property described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"), together with the hereditaments and appurtenances thereto appertaining.

TO HAVE AND TO HOLD THE said premises to the said Grantee, its successors and assigns forever. And said Grantor, for itself and for its successors and assigns, does hereby covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of the Property and has full power, authority and right to convey the same, and that the Property is free from all encumbrances except as set forth in Exhibit "A", and that it will forever warrant and defend the Property and the title thereto against the lawful claims of all persons whomsoever.

EXECUTED the date first written above.

9 9 3 3 5

IDENTIFICATION REFERENCE

JAN 4 1 27 PM 1990

DAVIDSON COUNTY, TN

RUSH

WELTON INVESTMENTS, a Tennessee general partnership

By: John B. Jewell III General Partner

This is improved real property known as 1203 Greenland Drive, Murfreesboro, Tennessee (Tract I) and 1914 Charlotte Avenue, Nashville, Tennessee (Tract II).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,704,000.00.

Affiant

Subscribed and sworn to before me this 4th day of January, 1990.

Loretta B. Lane
Notary Public
My Commission Expires: 5/18/1990

LORETTA B. LANE NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Loretta B. Lane, Notary Public, John B. Jewell III, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is a general partner of Welton Investments, a Tennessee general partnership, and is authorized to execute this instrument on behalf of said general partnership.

WITNESS my hand, at office, this 4th day of January, 1990.

Loretta B. Lane
Notary Public

My Commission Expires: 5-27-1990

LORETTA B. LANE NOTARY PUBLIC DAVIDSON COUNTY

WP/SLWdeedPar

EXHIBIT "A"

TRACT I:

A tract of land in the City of Murfreesboro, 13th Civil District of Rutherford County, Tennessee and being Parcel 28 on Tax map 90-G Block "A" and being more particularly described as follows:

Beginning at an existing iron pin at the back edge of sidewalk, the easterly right-of-way line of North Tennessee Boulevard, being the northwesterly corner of the herein-described tract and the southwesterly corner of Parcel 29.01 owned by John T. Holloway, Jr. and Kenneth Shipp as evidenced by deed recorded in Book 309, Page 1, R.O.R.C., Tennessee; thence,

1. With the southerly line of Holloway & Shipp S83°55'35"E, 150.50 feet to an existing iron pin, the northeasterly corner of the herein-described tract and the northwesterly corner of Parcel 27 owned by R. Lee Roberts, Jr. as evidenced in Deed Book 345, Page 9, R.O.R.C., Tennessee; thence,

2. With the west line of Roberts S05°11'59"W, 150.72 feet to an existing iron pin on the northerly right-of-way line of Greenwood Drive and being 5 feet north of the back edge of sidewalk; thence,

3. With the northerly right-of-way line of Greenwood Drive and 5 feet north of the back edge of sidewalk and parallel to the back edge of sidewalk N83°59'00"W, 125.78 feet to a point at the beginning of a curve. Said point being S83°59'00"E, 0.22 feet from an existing witness iron pin; thence,

4. With said curve to the right (radius 34.5 feet) northwestwardly a distance of 31.49 feet to a point on the easterly right-of-way line of North Tennessee Boulevard and having a chord bearing and distance of N49°59'34"W, 30.406 feet; thence,

5. With the easterly right-of-way line of North Tennessee Boulevard N05°18'25"E, passing a reference iron pin at 7.58 feet, a total of 133.87 feet to the point of beginning and containing 22,574 square feet or 0.518 acres.

Being the remaining property conveyed to Welton Investments, a Tennessee general partnership from Charles W. Westbrooks, et ux. Mary L. Westbrooks by deed recorded in Book 375, Page 47, Register's Office for Rutherford County, Tennessee.

EXHIBIT "A"

TRACT II:

PROPERY DESCRIPTION

A tract of land in the 1st Civil District Metropolitan Nashville-Davidson County, Tennessee being Parcel 59 on Tax Map 92-11 and being Lots 1, 2 and 3 Satterwhite's plan in Cooper's Addition to Nashville as of record in Book 332, Page 100, R.O.D.C., TN and also being Lot No. 4 and the westerly 45' ft. of Lot No. 3 on the subdivision of Jessee Thomas property as of record in Book 161, Page 88, R.O.D.C., TN and being more particularly described together as follows:

Beginning at a spike set on the northerly R.O.W. line of Charlotte Avenue at the easterly end of return curve at Charlotte Avenue and 20th Avenue North (land for return curve deeded to Metropolitan Government Recorded Book 4567, Page 607, R.O.D.C., TN); thence,

1) With said curve to the right (Radius 15.00') northerly a distance of 20.82' ft. to an iron pin set on the easterly R.O.W. line of 20th Avenue North and having a chord bearing and distance of N 65° 58' 08" W 19.190' feet; thence,

2) With the easterly R.O.W. line of 20th Avenue North N 26° 12' 05" W 136.45' ft. to an existing iron pin on the southerly R.O.W. line of Alley No. 616; thence,

3) With the southerly R.O.W. line of Alley No. 616 N 73° 57' 10" E 237.90' ft. to an iron pin set at the common corner of Parcels 58 and 59; thence,

4) With the common line between Parcels 58 and 59 S 14° 38' 41" E 147.77' to an existing iron pin on the northerly R.O.W. line of Charlotte Pike; thence,

5) With the northerly R.O.W. line of Charlotte Pike S 74° 15' 49" W 195.55' ft. to the point of beginning and containing 32,774 sq. ft. or 0.752 acres.

Being the same property conveyed to Welton Investments, a partnership by deeds recorded in Book 6292, Page 334, Book 6292, Page 894, re-recorded in Book 6304, Page 996 and Book 6297, Page 987, R.O.D.C., TN.

wp:SLWLEGLPAR.2

EXHIBIT "A"

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 1990 and subsequent years. (Tracts I and II)

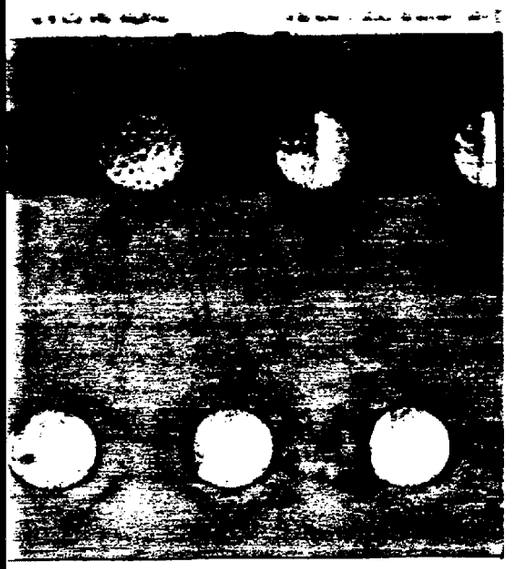
2. Easement for right of way together with an easement for slope adjacent to said right of way granted the State of Tennessee, by instrument of record in Book 159, page 472, Register's Office for Rutherford County, Tennessee. (Tract I)

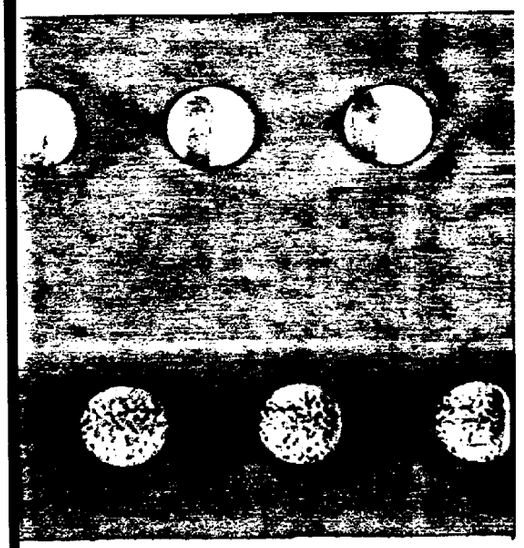
3. Subject to matters shown on the boundary and as-built survey of Ragan-Smith-Murphy & Associates, Inc. dated May 24, 1989. (Tract I)

4. Subject to matters shown on the boundary and as-built survey of Ragan-Smith-Murphy & Associates, Inc. dated May 31, 1989. (Tract II)

0225 01/04 0101 03CHECK 5639.20

wp:SLWENCPAR.2





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8019 PAGE 187

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 1704000.00
				CON TX 5623.20
				PRFEE 1.00
				WDEED 15.00
				TOTAL 5639.20
				CHECK 5639.20
01/04/90	01			13:28 0001 0225

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93935

IDENTIFI REFERENCE

JAN 4 1 27 PM '90

DAVIDSON COUNTY, TN

No. 281377