THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
424 Church Street, Suite 2000
Nashville, TN 37219

BOOK 8021 PAGE 451

WARRANTY DEED

Name/Address of New Owner:	Name/Address of Mortgagee:	Map/Parcel Numbers:
Tennsco Corp. Post Office Box 606 Dickson, Tennessee 37055	same	Map 102-4-101

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Charlotte/Wilclay Partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey to Tennsco Corp., a Tennessee corporation ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of West Towne Plaza, of record in Book 6900, page 438, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description ("Property").
>
> Being the same property conveyed to Charlotte/Wilclay Partnership, by deeds from Marshall H. Winkler, Executor of the Estate of Herbert Earnest Winkler, of record in Book 7288, page 942, said Register's Office, and from T.C. Summers, Inc., a Tennessee corporation, of record in Book 7254, page 760, said Register's Office, and a portion of the property conveyed to Charlotte/Wilclay Partnership, by deed from Dyke Tatum, Trustee, of record in Book 7365, page 184, said Register's Office.

This is improved property known as 6410 Charlotte Pike, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

Grantor covenants with 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 in Exhibit "A", attached hereto and incorporated herein by reference.

Grantor, its successors and representatives, further covenant to warrant and forever defend the title to the Property to Grantee, Grantee's successor and assigns against the lawful claims of all persons whomsoever.

Further, Grantor does hereby quitclaim, transfer and convey to Grantee, its successors and assigns, all interest, if any, in: (i) strips or gores, between the Property and abutting properties, (ii) any land lying in or under the bed of any street, alley, road, sidewalk, or right-of-way, opened or proposed, abutting or adjacent to the Property; and (iii) Grantor's rights in and to any easements, water rights, sewer rights, drainage areas, or air rights which may directly or indirectly benefit the Property.

Executed this 8th day of January, 1990.

CHARLOTTE/WILCLAY PARTNERSHIP

By: _____
C. LeRoy Norton, Jr.
Managing General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Donna M. Pace, a Notary Public of the state and county aforesaid, personally appeared C. LeRoy Norton, Jr., with whom I am personally acquainted and who, upon oath, acknowledged himself to be the managing general partner of Charlotte/Wilclay Partnership, the within named bargainor, a partnership, and that he as such managing partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as managing general partner.

Witness my hand, at office in Nashville, Tennessee, this 8th day of January, 1990.

Donna M. Pace
Notary Public

My Commission Expires:

11-21-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00.

AFFIANT

TENNSCO CORP.

By: _____

Title: President

Sworn to and subscribed before me this 8th day of January, 1990.

Donna M. Pace
Notary Public

My Commission Expires:

11-21-92

EXHIBIT "A"

1. 1990 real property taxes prorated and assumed by Grantee. 1991 and subsequent years, real property taxes assumed by Grantee.

2. Deed of Trust executed by Charlotte/Wilclay Partnership, a Tennessee general partnership among C. Leroy Norton, Jr., H. Russell Flanagan, R. David McDowell, R. Dennis McDowell, Robert A. McDowell and William J. Greg, Sr., to John B. Hardcastle, Trustee, dated September 25, 1987, and recorded September 29, 1987 at 10:33 a.m., in Book 7365, page 187, Register's Office for Davidson County, Tennessee ("RODC"), in favor of Dominion Bank of Middle Tennessee, a Tennessee banking corporation, which states that it secures a debt in the principal sum of $1,375,000.00, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein, as amended by First Amendment to Deed of Trust, Assignment of Leases and Security Agreement dated September 25, 1988 and recorded simultaneously herewith.

3. Agreement by and between Consolidated Development, Inc., predecessor to T.C. Summer, Inc. and City of Nashville dated August 27, 1956 and filed for record September 11, 1956, in Book 2593, page 566, RODC.

4. Matters shown on the Plan of record in Book 6900, page 438, RODC.

5. Matters shown on as-built survey prepared by Joseph E. Ahler and Associates, dated December 19, 1989.

6. UCC-1 Financing Statement listing Leo L. Santoro, as debtor, and Circle Business Credit, Inc., as secured party, filed for record July 8, 1988, in Book 7594, page 312, RODC.

7. Subject to applicable zoning and building regulations and permits and all visible easements and encroachments.

8. Rights of tenants, as tenants only, to occupy pursuant to the following unrecorded leases:

	TENANT	LEASE DATE
a.	Leo Santoro d/b/a Soap Opera Laundry	January 19, 1988
b.	Leo Santoro d/b/a Music City Gameroom	January 19, 1988
c.	Lynn Ford d/b/a Balloon-A-Party	June 3, 1988
d.	U.S.A. Financial Services, Inc.	July 26, 1988
e.	R. W. Sheriff d/b/a Comet One Hour Cleaners	July 22, 1988 assigned August 24, 1988
f.	Donald W. Meyer d/b/a Cookies 'N Yogurt	August 10, 1989

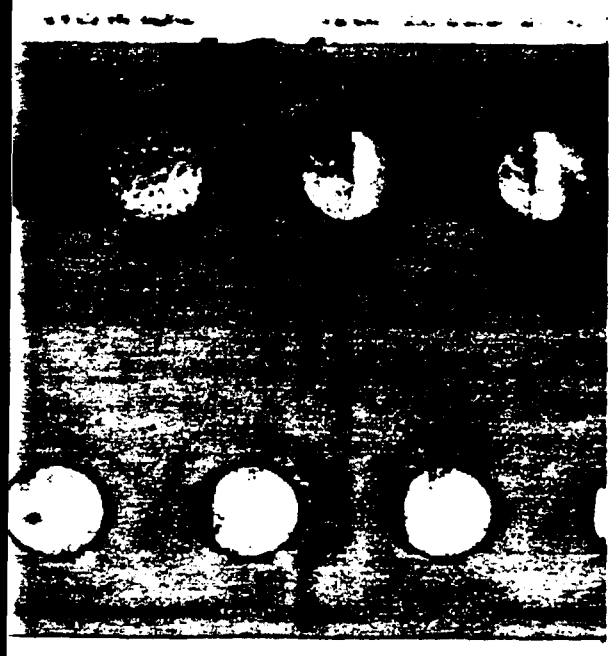
g.	Frank M. Harris, Jr. and Audrey Harris d/b/a Harris Veterinary Clinic	December 1, 1988
h.	Pizza Hut of America, Inc.	August 15, 1989
i.	Jo Deamon d/b/a Pro Printers	March 9, 1989
j.	Pro Cuts, Inc.	July 20, 1989
k.	John F. McCloud and Lucy McCloud d/b/a Southern Aquarist	October 3, 1989

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9 4 7 3 9

IDENTIFT REFERENCE

JAN 8 1 5: 11 '90



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

RECEIVED OF _____

FOR _____

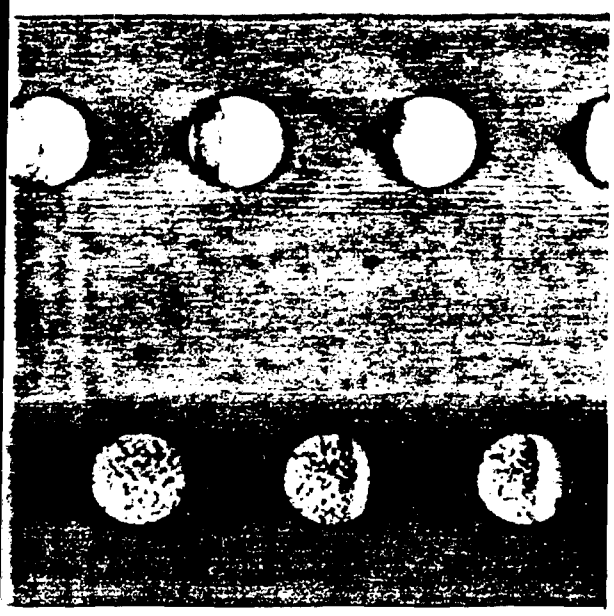
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CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
1800000.00
CON TX 5940.00
PRFEE 1.00
MISC 12.00
ERR CO
MISC 12.00-
WDEED 12.00
TOTAL 5953.00
CHECK 5953.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



94739

IDENTIFICATION REFERENCE

JAN 8 1 57 PM

DAVIDSON COUNTY, TN

No. 282314