96151

IDENTIFICATION REFERENCE

JAN 12 3 57 PM '90

FELIX Z. WILKINSON, JR.
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
Andrew B. Gibson, Jr.
CLEMENT & GIBSON
Suite 202, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37201

BOOK 8025 PAGE 321

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $ ~~700,000.00~~ $712,300.16

Steven M. Tate
AFFIANT

Subscribed and sworn to before me this 12th day of JANUARY, 1990.

Tamara W Foster
NOTARY PUBLIC
My Commission Expires: 10-4-91

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Steven M. Tate 341 21st Ave. North Nashville, TN 37203	NEW OWNER	Map 170, Parcel 7

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of Industrial Revenue Bonds executed by Jacada Investment Group, a Tennessee partnership, in the original principal sum of $718,000.00, in favor of The Industrial Development Board of the Metropolitan Government of Nashville & Davidson County, Tennessee; said indebtedness is secured by a deed of trust, dated April 1, 1984, of record in Book 6269, page 702, Register's Office for Davidson County, Tennessee; said deed of trust and indebtedness described therein has since been assigned to Third National Bank in Nashville, by instrument dated April 12, 1984, of record in Book 6269, page 730, said Register's Office; JACADA INVESTMENT GROUP, a Tennessee partnership, hereinafter "GRANTOR" has bargained and sold, and by these presents does hereby transfer and convey unto STEVEN M. TATE, hereinafter "GRANTEE", his heirs, representatives and assigns forever, that certain tract or parcel of land located in DAVIDSON County, Tennessee and described in EXHIBIT "A" attached hereto.

This conveyance is being made subject to the indebtedness hereinabove described and, further, as to the following matters:

1. Taxes for 1990 and subsequent years.

2. Those matters as they appear on the Plan of record in Book 6250, page 1, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 6185, page 274 Register's Office for Davidson County, Tennessee, and in Book 463, page 566, Register's Office for Williamson County, Tennessee.

4. Additional restrictions of record in Book 6269, page 520, said Register's Office.

5. Assignment of Leases and Conditional Assignment of Rentals by and between Jacada Investment Group and The Industrial Development Board of the Metropolitan Government of Nashville and

Davidson County, Tennessee, of record in Book 6269, page 714, Register's Office for Davidson County, Tennessee.

6. Financing Statement of record in Book 6269, page 726, as amended in Book 6293, page 178, said Register's Office, between Jacada Investment Group, as Debtor, and The Industrial Development Board of The Metropolitan Government of Nashville and Davidson County, Tennessee, as Secured Party.

7. Financing Statement of record in Book 6269, page 740, said Register's Office, between Jacada Investment Group, as Debtor, and Third National Bank in Nashville, as Secured Party.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs, representatives and assigns forever.

And GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as set forth above.

GRANTOR does further covenant and bind itself, its heirs and assigns to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 12 day of JANUARY, 1990.

JACADA INVESTMENT GROUP,
a Tennessee partnership

By: _____
JAMES S. LATTIMORE, JR., Partner

By: _____
R. MICHAEL CAIN, Partner

By: _____
DAVID K. MORGAN, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared JAMES S. LATTIMORE, JR., R. MICHAEL CAIN and DAVID K. MORGAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be all of the partners of JACADA INVESTMENT GROUP, the within named bargainor, a Tennessee partnership, and that they, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as such partners.

Witness my hand and seal, at office, this 12th day of JANUARY, 1990.

_____
NOTARY PUBLIC

My Commission Expires: 10-9-91

a:deedjac/abg
90/1

EXHIBIT "A"

Legal Description

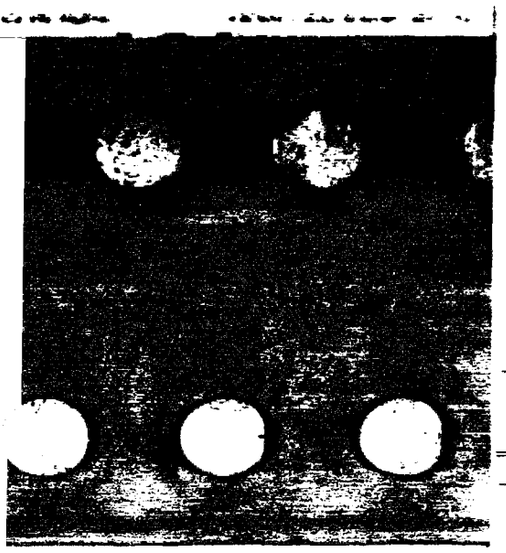
Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Re-Subdivision of Tract I of Maryland Farms East Park, of record in Book 6250, page 1, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

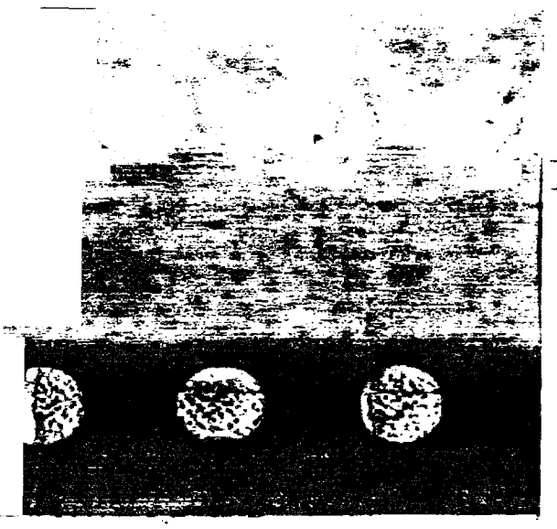
Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the North by Old Hickory Boulevard, on the South by Thoroughbred Lane and located between Eastpark Drive and Brentwood Boulevard, more particularly described as follows:

Beginning at a concrete monument in the northerly margin of Thoroughbred Lane, located 397.07 feet from the easterly margin of Brentwood Boulevard; thence leaving said Lane, North 01 deg. 40' 37" East, 176.11 feet, to a concrete monument on the southerly margin of Old Hickory Boulevard; thence South 88 deg. 19' 23" East, 143.65 feet with said Boulevard, to a concrete monument; thence leaving said Boulevard South 01 deg. 40' 37" West, 181.70 feet to a concrete monument on the northerly margin of Thoroughbred Lane; thence with said Lane, North 86 deg. 05' 47" West, 143.76 feet, to the point of beginning, containing 0.59 acre, more or less.

Being the same property conveyed to Jacada Investment Group, a Tennessee partnership, by deed from Thoroughbred, Inc., a Tennessee corporation, of record in Book 6269, page 697, Register's Office of Davidson County, Tennessee.

2363 01/12 2101 03CHECK 2360.59





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

RECEIVED OF _____

FOR _____

BOOK 8025 PAGE 324

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 712300.16
CON TX 2350.59
PRFEE 1.00
MDEED 9.00
TOTAL 2360.59
CHECK 2360.59

01/12/90 01 15:58 0001 2863

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9. 6. 1: 5. 1.

IDENTIFICATION REFERENCE

JAN 12 3 57 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 283977