This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Steve Asbury and wife, Barbara S. Asbury

TO

Bonitron, Inc.

Mail For draftsman's use

Prepared by:
D.W. McMackin
McMACKIN, GARFINKLE, McLEMORE & WALKER
219 Fifth Avenue, North
Post Office Box 2758
Nashville, TN 37219-2758

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bonitron, Inc. (NAME)	Same (NAME)	~~To be assigned~~
2970 Sidco Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	118-3
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 3

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$261,360.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March 1990.

Notary Public

MY COMMISSION EXPIRES: 1/9/91

(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100---------- ($10.00) ----------**DOLLARS**

cash in hand paid and other good and valuable consideration, the receipt and sufficency of which is hereby acknowledged, Steve Asbury and wife, Barbara S. Asbury,

3791 03/19 0101 080-ECK 872.62

11 1940

IDENTIF. REFERENCE

MAR 19 2 29 PM '90

DAVIDSON COUNTY TN.

have bargained and sold, and by these presents do transfer and convey unto the said

Bonitron, Inc., its successors

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a parcel of land situated in Nashville, Davidson County, Tennessee, said parcel being a portion of the same property conveyed to Hillside Associates, and being more particularly described by metes and bounds as follows:

Beginning at a point situated in the southerly right-of-way of Fairground Court, said point being the northeast corner of Lot Three Fairground Commercial Park and the northwest corner of the property herein described;

Thence, along said right-of-way and around a curve to the left having a central angle of 12°31'08", a radius of 687.89 feet, a total length of 150.30 feet to a point;

Thence, N 84°19'43" E, a distance of 18.86 feet to a point;

Thence, around a curve to the right having a central angle of 41°24'36", a radius of 50.00 feet, a total length of 36.14 feet to a point;

Thence, around a curve to the left having a central angle of 77°04'06", a radius of 50.00 feet, a total length of 67.25 feet to a point;

Thence, leaving said right-of-way, S 33°12'31" E, a distance of 310.34 feet to a point;

Thence, N 84°13'26" W, a distance of 160.24 feet to a point;

Thence, S 8°14'00" W, a distance of 20.01 feet to a point;

Thence, N 76°40'25" W, a distance of 283.15 feet to a point;

Thence, N 56°22'29" W, a distance of 60.56 feet to a point;

Thence, N 17°19'37" E, a distance of 178.46 feet to the point of beginning and containing 87276.39 S.F. or 2.004 acres of land more or less.

Being a portion of the same property conveyed to Steve Asbury by deed from Steve Asbury the sole remaining partner of Hillside Associates, a Tennessee general partnership of record in Book 7681, page 22, and by deed of record in Book 7253, page 650, and Book 7616, page 896, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Book 5200, page 74, and Book 6250, page 394, Register's Office, Davidson County, TN and easements for ROW contained in Warranty Deed of record in Book 5316, page 337, said Register's Office.

This is unimproved (X) improved ( ) property, known as Fairground Court, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bonitron, Inc., its successors, heirs and assigns, forever.

And we do covenant with the said Bonitron, Inc. 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., except as provided above and 1990 real estate taxes, the payment of which has been estimated and prorated of even date herewith and assumed by Grantee.

And Steve Asbury and wife, Barbara S. Asbury, do further covenant and bind themselves and their heirs and representatives, to warrant and forever defend the title to the said land to the said Bonitron, Inc., its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 16th day of March, 1990, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Steve Asbury

Barbara S. Asbury

Barbara S. Asbury

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 8067 PAGE 676

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve Asbury and wife, Barbara S. Asbury,

the bargainors, 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 16th day of March, 19 90.

Commission Expires 1/9/91

Notary Public

STATE OF .....
County of .....

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

Commission Expires_____

_____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

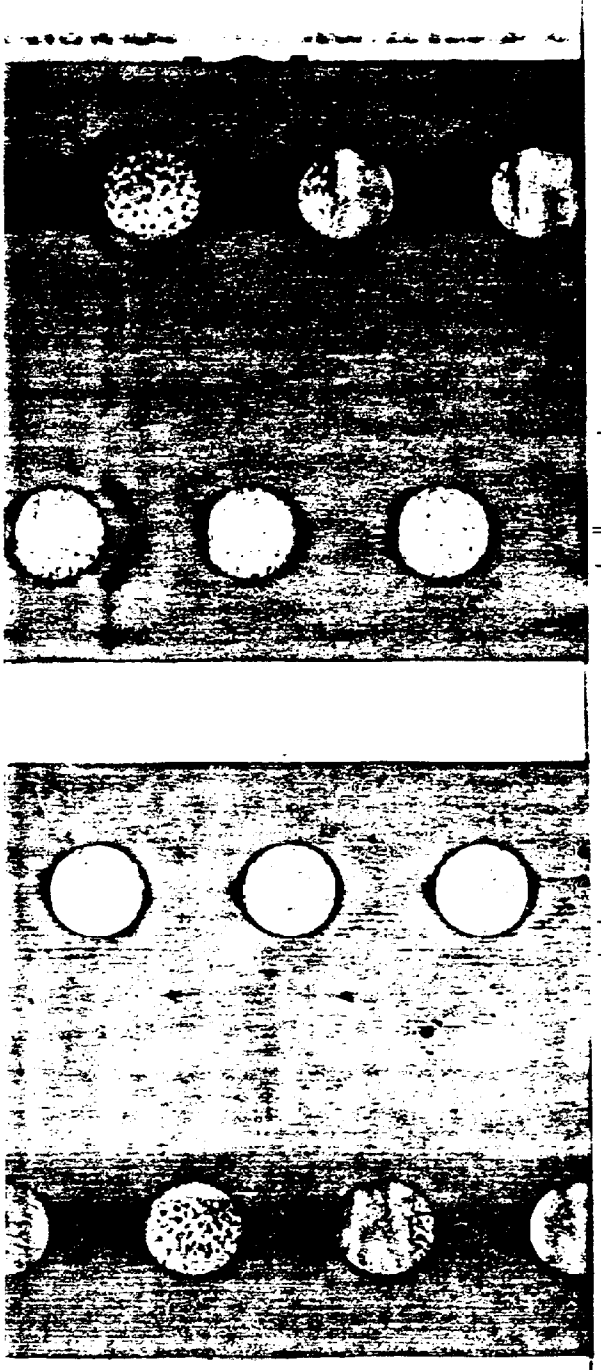
Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires_____



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

RECEIVED OF _____

FOR _____

BOOK 8067 PAGE 677

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	
				261360.00
			CON TX	862.62
			PRFEE	1.00
			WDEED	9.00
			TOTAL	872.62
			CHECK	872.62
03/19/90	01	14:24 0001		3781

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11 11 9 4 0

IDENTIF. TREFERENCE

MAR 19 2 29 PM '90

REGISTER'S OFFICE
DAVIDSON COUNTY TN.

No. 302230