This instrument prepared by Harris A. Gilbert, Wyatt, Tarrant, Combs, Gilbert & Milom, Thirteenth Floor, Third National Bank Building, Nashville, Tennessee 37219.

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel
The Leon Company 120 Second Avenue, S. Nashville, TN 37201		93-6-4-101

For and in consideration of the sum of $40,000 paid by The Leon Company, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Jacob May, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto The Leon Company, hereinafter called the Grantee, and its successors and assigns, his one-half (1/2) undivided right, title, and interest in and to a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

Property described in attached Exhibit A, which is incorporated fully herein by this reference.

This is improved property known as 120 Second Avenue, South, Nashville, Tennessee, 37201.

This conveyance is subject to 1990 real property taxes, a lien but not yet due and payable, and liens and encumbrances of record.

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, its successors and assigns, forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever 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 the 12 day of April, 1990.

Jacob May

JACOB MAY, GRANTOR

21223

IDENTIF. REFERENCE

Mar 21 11 52 AM '90

142.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Susanne C. Pugh, a Notary Public in and for said county and state, the within named JACOB MAY, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained by signing his name.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of April, 1990.

Susanne C. Pugh
NOTARY PUBLIC

My Commission Expires: 1-9-91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Forty Thousand ($40,000.00) Dollars.

Jacob May
AFFIANT

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

Susanne C. Pugh
NOTARY PUBLIC

My Commission Expires: 1-9-91

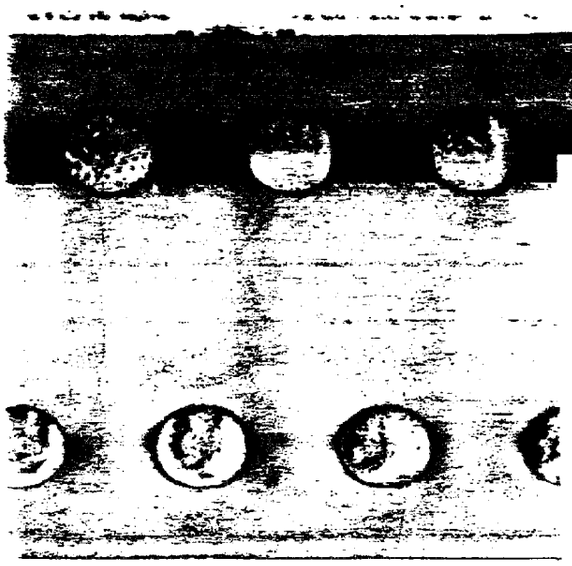
(F:\HAG\MAYWARR.DED)

EXHIBIT A

BEGINNING at a point approximately 60 feet north of the intersection of the north edge of the Shelby Street Bridge and the east edge of Second Avenue South, thence eastwardly along the north edge of the Old American Steam Feed Company Building approximately 100 feet to an alley, thence northwardly along said alley, 80 feet to a point; thence westwardly 100 feet to a point on the east edge of Second Avenue South, thence southwardly along the east side of Second Avenue South 80 feet to the beginning; being part of Lot 3 on the Upper Ferry Plan and part of the property identified on the Metropolitan Tax Assessor's records as Map 93-6-4 Parcel 59.

Being the same property conveyed to Jacob May and Frank C. May by deed from Gungor Eryasa and wife, Karsta Eryasa of record in Book 6054, page 548, Register's Office for Davidson County, Tennessee.

(F:\HAG\MAYWRDD.DES)



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

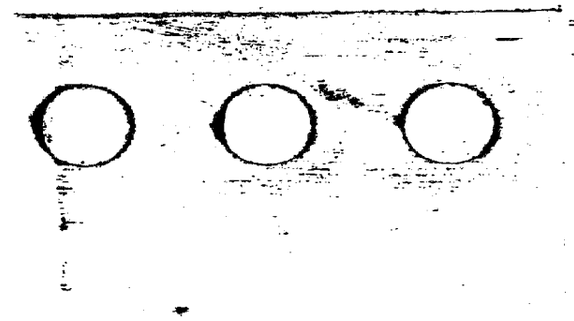
RECEIVED OF _____

FOR _____

BOOK 8094 PAGE 646

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 40000.00	
			CON TX 132.00	
			PRFEE 1.00	
			WDEED 9.00	
			TOTAL 142.00	
			CHECK 142.00	
04/24/90	01		11:49 0001 3984	



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 1 2 2 3

IDENTIF. REFERENCE

APR 24 11 52 AM '90

DAVIDSON COUNTY TN.

No. 313058