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 119 Second Avenue, S. Nashville, TN 37201	Same	93-6-4-50

For and in consideration of Ten ($10.00) Dollars, cash in hand paid by the Grantee, 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-fourth (1/4) 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 119 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 12th day of April, 1990.

Jacob May

JACOB MAY, GRANTOR

21221

IDENTIF. REFERENCE

APR 24 11 52 AM '90

$93,474.24 0101 02CHECK 78.00

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 Twenty Thousand ($20,000.00) Dollars.

Jacob May
AFFIANT

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

Susanne C. Pugh
NOTARY PUBLIC

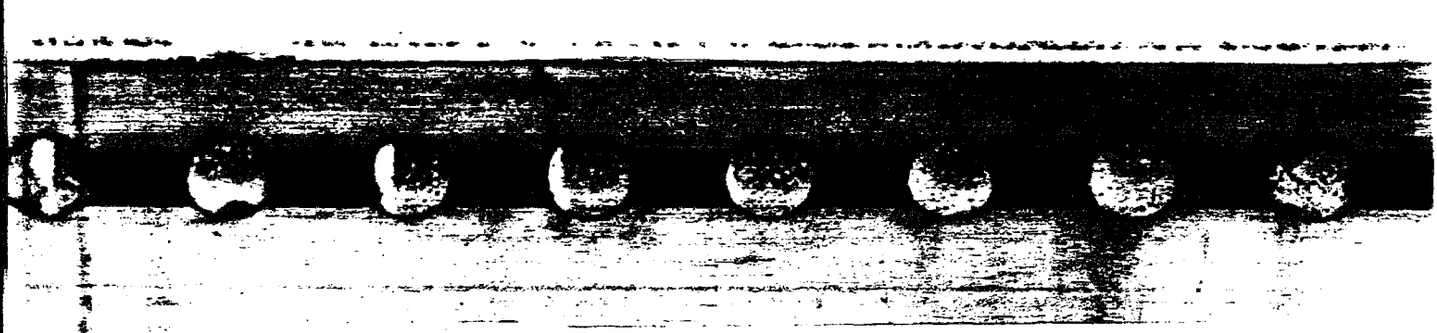
My Commission Expires: 1-9-91

(F:\HAG\MAYWARR2DED)

Land in Davidson County, Tennessee, being part of Lot No. 2 on first plan of Davidson Academy Lots, not of record, described as follows:

Beginning on the westerly margin of 2nd Avenue South, formerly Market Street, at a point 200 feet south of the southerly margin of Broadway, formerly Broad Street; thence with said avenue, southwardly 50 feet, more or less, to the northeast corner of the property conveyed to Edward Culbert, et al., by deed from William Culbert, of record in Book 512, page 194, Register's Office for said County; thence at right angles towards 3rd Avenue South, 109 feet, more or less, to a stake; thence at right angles towards Broadway, 50 feet; thence at right angles, eastwardly 109 feet, more or less, to the beginning.

Being the same property conveyd to Melanie M. Hirt, Jacob May, Frank C. May and Deborah M. Wolfman by deed from Leon May and wife, Mimsye S. May, of record in Book 7438, page 753, Register's Office for Davidson County, Tennessee.

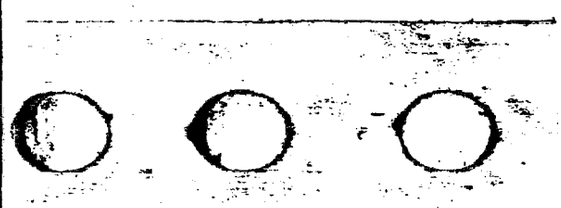




OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____



BOOK 8094 PAGE 650



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 20000.00
CON TX 66.00
PRFEE 1.00
WDEED 9.00
TOTAL 76.00
CHECK 76.00

04/24/90 01 11:50 0001 3985

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21224

IDENTIF. REFERENCE

APR 24 11 52 AM '90

DAVIDSON COUNTY T...

No. 313059