File 31 92.C

ADDRESS NEW OWNER: SEND TAX BILLS TO: MAP-PARCEL NOS.

D & H Enterprises
2940 Foster Creighton Dr.
Nashville, TN 37204

SAME

Map 118-16
Parcel 46
6DA-36056

WARRANTY DEED

BOOK 8115 PAGE 564

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Randolph S. Dozier (the "Grantor") has bargained and sold, and by these presents does transfer and convey to D & H Enterprises, a Tennessee joint venture comprised of Charles W. Dunn and David A. Harrington (the "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all improvements, buildings and structures located thereon (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

This is improved property, known as 2940 Foster Creighton Drive, Nashville, Tennessee 37204.

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

And Grantor covenants with Grantee that he is lawfully seized and possessed of the Property in fee simple; that he has a good right to convey the Property; and that the Property is unencumbered, except to the extent otherwise set forth in Exhibit B hereto.

Grantor further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IDENTIFICATION

MAY 24 10 58 AM '90

FILED & RECORDED
DAVIDSON COUNTY, TN

28562

Julia D. Dozier, wife of the Grantor, joins herein for the purpose of transferring and conveying to the said Grantee, its successors and assigns, any right, title or interest, whether marital or otherwise, which she may have in and to the Property.

WITNESS OUR HANDS, this 24th day of May, 1990.

Randolph S. Dozier

Julia D. Dozier

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Juanita V. Thomason, Notary Public, Randolph S. Dozier, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of May, 1990.

Juanita V. Thomason
Notary Public

My Commission Expires: May 20, 1992

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Juanita V. Thomason, Notary Public, Julia D. Dozier, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of May, 1990.

Juanita V. Thomason
Notary Public

My Commission Expires: May 20, 1992

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $289,000.00.

Charles W. Dunn
Affiant

Subscribed and sworn to before me, this 24th day of May, 1990.

Juanita C. Thomason
Notary Public

My Commission Expires: May 20, 1992

WP:gcDOZfcWD

EXHIBIT A

Being Lot No. 101 on the Plan of Sidco, Section III, as of record in Book 2663, page 41, Register's Office for Davidson County, Tennessee.

Said Lot 101 fronts 106 feet on the east side of Foster Creighton Drive and runs back between parallel lines, 180 feet to a dead line.

Being the same property conveyed to Randolph S. Dozier by deed from Merrill Stone Company, a Tennessee corporation, of record in Book 6522, page 797, Register's Office for Davidson County, Tennessee.

wp:gcDOZexhAB

EXHIBIT B

1. 1990 real property taxes, which are a lien, but are not yet due and payable, and which have been prorated and assumed by the Grantee;

2. Owner's certificate, a 30-foot minimum building setback line from Foster Creighton Drive, a 10-foot easement for public utility and drainage purposes along the south and rear lines and also crossing the northeast rear corner of said Lot, and all other matters shown on the Plan aforesaid of record in Book 2663, page 41, Register's Office for Davidson County, Tennessee;

3. Easement for use of all sewerage facilities and equipment in, on and over the premises as set out in a deed from C. F. Cole, Jr., Substitute Trustee, to Suburban Industrial Development Company, of record in Book 2707, page 619, said Register's Office, which easement and right-of-way were subsequently conveyed to the City of Nashville Public Works Department by instrument of record in Book 3434, page 174, said Register's Office;

4. The ownership of and rights of Suburban Industrial Development Company in connection with any and all sewerage lines and utility reservations for railroad right-of-way as set forth in the deeds of record in Book 2499, page 86, and in Book 2293, page 573, said Register's Office;

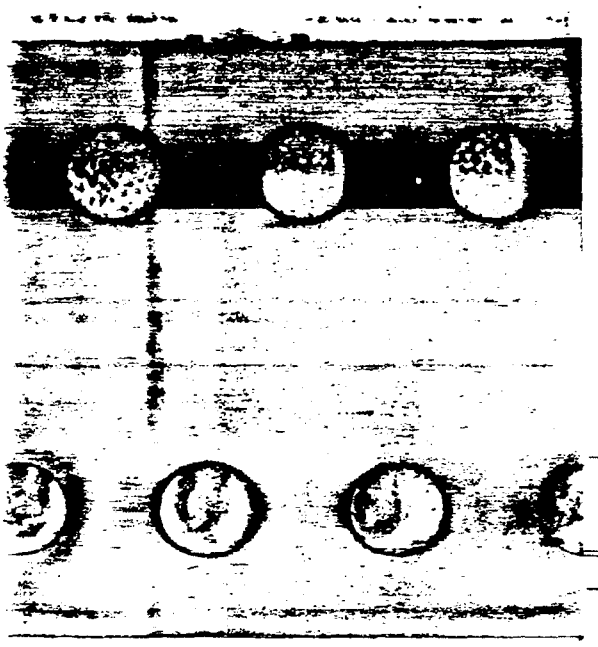
5. Easement for water main to the City of Nashville, of record in Book 2703, page 402, and in Book 2244, page 611, said Register's Office;

6. The exception and reservation in favor of the United States of America in and to all fissionable materials as described and set forth in a certain deed from the U.S.A. to DeWitt Carter, Trustee, of record in Book 2152, page 347, said Register's Office; and

7. Such matters as would be disclosed by an accurate survey and inspection of the Property.

WP:gcDOZexhAB

4399 05/24 0101 03CHECK 969.70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

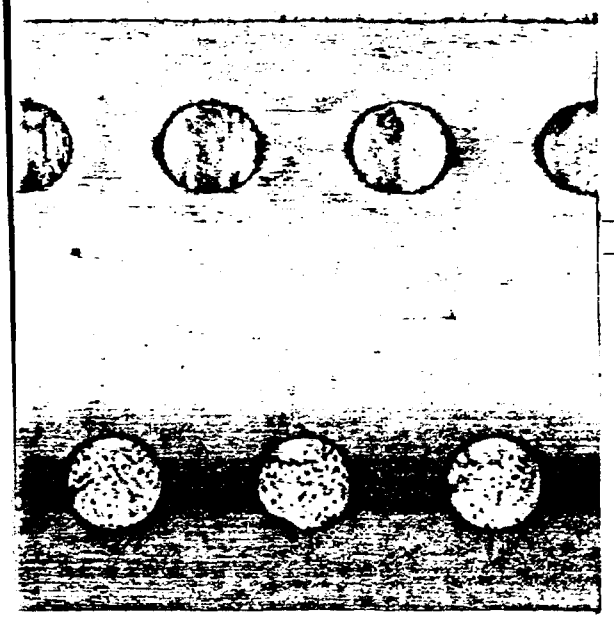
RECEIVED OF _____

FOR _____

BOOK 8115 PAGE 569

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 289000.00
CON TX 953.70
PRFEE 1.00
WDEED 15.00
TOTAL 969.70
CHECK 969.70

05/24/90 01 10:58 0001 4399

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28562

1 IDENTIFICATION REFERENCE

MAY 24 10 58 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 321810