ADDRESS OF NEW OWNERS:

L.C. Anderson Jr
28 White Bridge Rd Ste 305
Nashville, TN 37205

MAP 142, Parcel 214.00

INSTRUMENT PREPARED BY:

WAYNE B. GLASGOW, JR.
Attorney at Law
403 Church Street
Franklin, TN 37064

SEND TAX STATEMENTS TO:

SAME AS ABOVE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, received by Grantor from Grantee, as hereinafter named, the receipt and sufficiency of which is hereby acknowledged, RICK L. BURTON, d/b/a THE BURTON GROUP, a Tennessee sole proprietorship, (hereinafter the GRANTOR), has bargained and sold, and by these presents does hereby transfer and convey unto L.C. ANDERSON, JR., (hereinafter the GRANTEE), his heirs, successors and assigns, that certain tract or parcel of land in Davidson County, Tennessee, along with all improvements and appurtenances thereunto belonging (the Property), as more particularly described on Exhibit A (Legal Description) attached hereto and incorporated herein by reference as a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land with the improvements, appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs, successors and assigns, forever.

And GRANTOR does covenant with said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as reflected on Exhibit B (Permitted Encumbrances) attached hereto and incorporated herein by reference as part hereof.

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

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand by its duly authorized officer as of this 29th day of MAY, 1990.

Rick L Burton

RICK L. BURTON,
d/b/a THE BURTON GROUP

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Rick L. Burton, d/b/a The Burton Group, 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 President of The Burton Group, the within named bargainor, a Corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Rick L. Burton, as such President.

WITNESS my hand and official seal on this the 29th day of May, 1990.

NOTARY PUBLIC

My Commission Expires:
3-18-92

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is $900,000.00.

AFFIANT

Sworn to and subscribed before me
this 29th day of May, 1990.

Notary Public

My Commission Expires: 1-30-91

DEED/BURTON TO ANDERSON
L102

EXHIBIT A

(Legal Description)

Land lying in the 2nd Civil District of Nashville, Davidson County, Tennessee, being a part of Lot 2 on the Resub of Resubdivision of Lot 1 in Belle Forest Commercial Area, of record in plat book 5190, page 61, Register's Office Davidson County, Tennessee, and being further described as follows:

Commencing at an old iron pin in the old easterly margin of Old Hickory Boulevard, said pin being 695.68 feet northerly as measured along the old easterly margin of Old Hickory Boulevard, from the northerly terminus of the old northeasterly return of Old Hickory Boulevard, with the Memphis-Bristol Highway, (U.S. 70S);

Thence, S 64° 09' 00" E, 14.74 feet, to a new iron pin, said pin being the true point of beginning;

Thence with the new easterly margin of Old Hickory Boulevard, and along a curve to the right, having a radius of 1,392.39 feet, a delta angle of 01° 51' 15", a chord bearing of, N 21° 29' 55" E, 45.06 feet, an arc length of 45.06 feet, to a new iron pin;

Thence, continuing with the new easterly margin of Old Hickory Boulevard, N 25° 10' 27" E, 121.02 feet, to a new iron pin, said pin being, S 64° 09' 00" E, 14.36 feet from an old iron pin in the old easterly margin of Old Hickory Boulevard;

Thence, leaving the margin of Old Hickory Boulevard and with the southerly line of Lot 1 on the aforementioned Belle Forest Commercial Area, S 64° 09' 00" E, passing through an old iron pin at 243.41 feet, a distance of 244.20 feet to a point in the westerly line of Robert R. Krilich;

Thence, with Krilich's westerly line, S 31° 43' 00" W, 90.96 feet, to an old iron pin in the northerly corner of Lot 2, Belle Forest Shopping Center of record in plat book 4175, page 124, R.O.D.C., Tennessee;

Thence, with the northwesterly line of said Lot 2, S 64° 47' 00" W, 97.00 feet, to an old iron pin in the northeast corner of the Gerald Wayne Miles property;

Thence, with Miles' northerly line, N 64° 09' 00" W, 169.10 feet, to the point of beginning.

Containing 0.85 acres, more or less, according to survey by Thomas, Miller & Partners dated 1/10/90.

Being the same property conveyed to The Burton Group, a Tennessee Partnership by deed from Landimer Real Estate Group, Inc. of record in Book 7918, page 405 and as corrected and rerecorded in Book 7990, page 219 of the Register's Office of Davidson County, Tennessee. See also Deed of Correction of record in Book 8027, page 552 of the Register's Office of Davidson County, Tennessee.

EXHIBIT B

(Permitted Encumbrances)

1. Current taxes as affect the Property for the County of Davidson, with the Grantor to be responsible for all real property taxes for the year 1990 and all prior years.

2. Deed of Trust from Rick L. Burton, d/b/a The Burton Group, a Tennessee sole proprietorship to Robert B. Murfree to secure certain indebtedness in the original principal amount of $620,000.00 due and owing unto First City Bank of Murfreesboro, Tennessee pursuant to the terms and provisions thereof, of record in Book 8027, page 559, Register's Office of Davidson County, Tennessee.

3. Assignment of leases and rents as executed by Rick L. Burton, d/b/a The Burton Group, as Assignor, and First City Bank of Murfreesboro, Tennessee, as Assignee, of record in Book 8027, page 565, Register's Office of Davidson County, Tennessee.

4. Subordination and Attornment Agreement of leases as regards Belle Place Laundry and Dry Cleaners, and First City Bank, as well as Katie's Shoes and Accessories, and First City Bank, of record in Book 8027, page 569 and Book 8027, page 573 respectively, Register's Office of Davidson County, Tennessee.

5. Modification to Deed of Trust of record in Book 8097, page 129, Register's Office of Davidson County, Tennessee, wherein said Deed of Trust found of record in Book 8027, page 559, was modified by increasing the principal indebtedness thereunder from $620,000.00 to $750,000.00 through Modification Agreement executed by Rick L. Burton, d/b/a The Burton Group, as Borrower, and First City Bank of Murfreesboro, Tennessee, as Lender.

6. Easements, Right of Ways, and Restrictive Covenants as appear of record in the Register's Office for Davidson County, Tennessee.

7. Under and subject to the Plan of record in Book 5190, page 61, Register's Office for Davidson County, Tennessee, showing an owner's certificate, a 25 foot access easement jointly with Lot 2, Parcel 201 of the Resubdivision of Lot 1, 12.5 feet on the subject property; a 10-foot easement for public utilities along the rear lines of said lot, and across the front portion of said lot, and a 10 foot right-of-way dedication across the front portion of said lot, as amended by instrument of record in Book 5582, page 432, said Register's Office, creating a common ingress and egress easement along the northerly line of Lot 2 and the southerly line of Lot 1. Said Plan also shows the following: "Subject to proposed right-of-way as per Major Street Plans for Metropolitan Nashville, Davidson County, as of record in Book 4175, page 73, Register's Office for Davidson County, Tennessee."

8. The survey and surveyor's report of Ragan-Smith-Murphy and Associates, Inc., dated January 23, 1986 and January 16, 1986, respectively, (Job No. 79-077), shows:

(a) Access easements along each side line of the subject property of which the access easement along the north boundary line is of record in Book 5582, page 434, Register's Office for Davidson County, Tennessee.

(b) The pavement is contiguous with pavement on each side of the property.

(c) Power, telephone and cable lines running along the west property line with a 10 foot utility easement.

(d) A 10 foot utility easement with power poles and lines at the rear (east) of the property.

(e) A manhole near the center of the property.

(f) A gas meter.

(g) A 12 inch block wall near the east property line which runs north to south and encroaches on the adjacent property on the north.

(h) A 4 foot concrete flume in the southeast corner encroaches onto the adjacent property.

(i) A note on the survey stating: "Utilities shown were taken from visible structures in the field and information applied to us by phone conversations with these agencies. Verification of existence, location and depth should be made before any decision relative thereto is made. Availability of service should be confirmed with the appropriate utility company."

9. Under and subject to an encroachment on the egress and ingress easement of record in Plat Book 5190, page 61, by a neighboring structure along the southerly line of the subject property.

10. Any visible easements lying on or across the subject Property.

11. Applicable zoning ordinances and building regulations for the County of Davidson, and for Bellevue, Tennessee.

3346.3

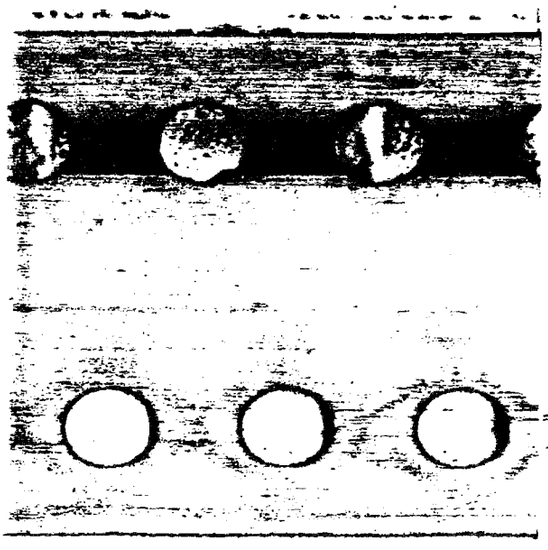
IDENTIFI REFERENCE

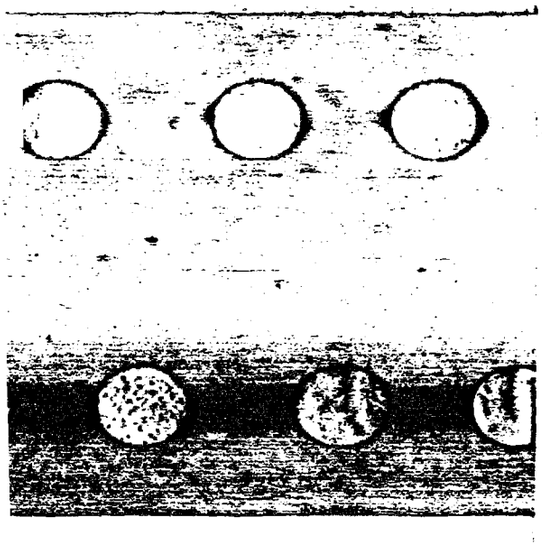
JUN 12 1 36 PM '90

DAVIDSON COUNTY, TN

98836 06/12 0101 03CHECK 2986.00

DEED/BURTON TO ANDERSON
L102





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

RECEIVED OF _____

FOR _____

BOOK 8129 PAGE 884

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 900000.00
				CON TX 2970.00
				PRFEE 1.00
				WDEED 15.00
				TOTAL 2986.00
				CHECK 2986.00
06/12/90	01			13:37 0001 9836

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.3463

IDENTIFICATION REFERENCE

JUN 12 1 36 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 327494