This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 8142 PAGE 885

Address New Owner(s):
West End Square, Ltd.
400 21st Avenue, South
Suite G
Nashville, TN 37203
Attn: David Mills

Send Tax Bills to
New Owner

Map: 104-6
Parcel: 72

5527 06/29 0101 03CHECK 1336.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, B & C ASSOCIATES, a Tennessee general partnership composed of A & B Properties, Inc., a Tennessee corporation, George N. Spiva and Vianda Hale Hill, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to WEST END SQUARE, LTD., a Tennessee limited partnership, (the "Grantee"), its successors and assigns, all tracts or parcels of land described in Exhibit "A" attached hereto.

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

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" attached hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of June, 1990.

B & C ASSOCIATES, a Tennessee general partnership

A & B PROPERTIES, INC.

By: _____
Its: Secretary

By: _____
George N. Spiva

By: _____
Vianda Hale Hill

JUN 29 4 09 PM '90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Donna O. Sledge a Notary Public in and for the County and State aforesaid, personally appeared ~~George~~ Robert P. Thomas, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the secretary of A & B Properties, Inc., a Tennessee corporation, which corporation is a general partner of B & C Associates, the within named bargainor, a Tennessee general partnership, and that he, as such secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of A & B Properties, Inc., as general partner, on behalf of the general partnership, by himself as secretary.

Witness my hand, at Office, this 29th day of June, 1990.

Donna O. Sledge
Notary Public

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 29th day of June, 1990, before me, Donna O. Sledge, a Notary Public in and for said County and State, personally appeared Robert P. Thomas, to be known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of George N. Spiva and Vianda Hale Hill, partners of B & C Associates, the within named bargainor, a partnership, and he acknowledged that he executed the same for the purposes therein contained as the free act and deed of the said George N. Spiva and Vianda Hale Hill, by signing the name of the partnership by himself as attorney-in-fact for such partner.

WITNESS my hand and seal at Nashville, Tennessee, this 29th day of June, 1990.

Donna O. Sledge
Notary Public

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me,
this 21st day of June, 1990.

Notary Public

My Commission Expires: 5/22/93

Land in Davidson County, Tennessee, being Lots Nos. 3 and 4 on the Map of Bransford Realty Company's Richland Annex, as of record in Book 332, page 153, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 3 and 4 front 60 feet each on the northerly side of West End Avenue and run back between parallel lines 180 feet to an alley.

Being the same property conveyed to B & C Associates, a Tennessee general partnership comprised of George N. Spiva, Vianda Hale Hill and A & B Properties, Inc., a Tennessee corporation, by deed from William Lewis Rudolph of record in Book 5966, page 577, said Register's Office for Davidson County, Tennessee.

EXHIBIT "A"

5:MJP0628901.WP

1. Taxes for 1990, which have been prorated and assumed by the Grantee.

2. Easement of record in Book 5246, page 673, Register's Office for Davidson County, Tennessee for sanitary sewers and/or storm drainage, and a 20-foot permanent easement across Lots 3 and 4.

3. Tennessee Deed of Trust and Security Agreement of record in Book 5966, page 584, as assigned in Book 5966, page 619, Book 6300, page 806, and Book 6300, page 801, Register's Office for Davidson County, Tennessee

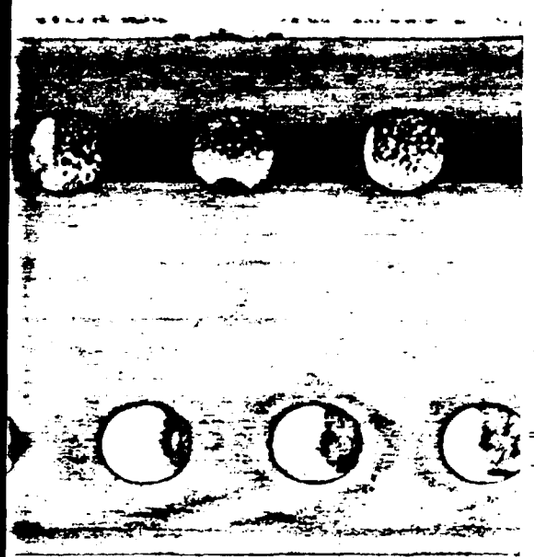
4. Collateral Assignment of Rents and Leases of record in Book 5966, page 604, as assigned in Book 5966, page 619, Book 6300, page 806, and Book 6300, page 801, Register's Office for Davidson County, Tennessee.

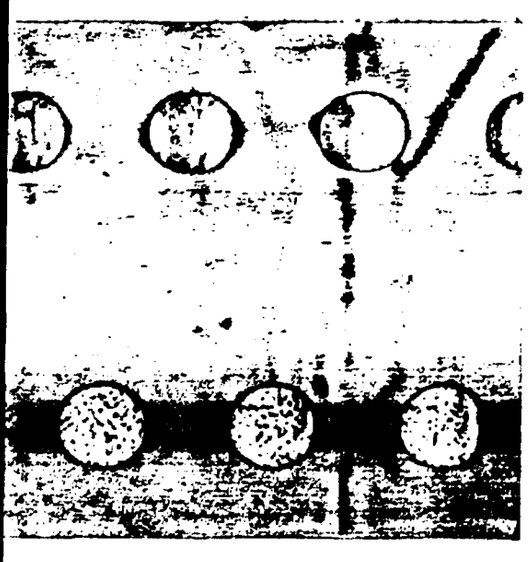
5. Financing Statement of record in Book 5966, page 628, UCC#C63739, as assigned in Book 6300, page 804, UCC#C81948, Book 6300, page 816, UCC#C81950, Book 7388, page 410, and as further amended in Book 6458, page 587, and continued in Book 7392, page 124, Register's Office for Davidson County, Tennessee.

6. Financing Statement of record in Book 5966, page 632, UCC#C63740, as assigned in Book 6300, page 805, UCC#C81949, and in Book 6300, page 817, UCC#C81951, Book 7388, page 411, and as further amended in Book 6458, page 586, and continued in Book 7392, page 125, Register's Office for Davidson County, Tennessee.

7. All matters appearing on the Plan of record in Book 332, page 153, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"





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

RECEIVED OF _____

FOR _____

BOOK 8142 PAGE 890

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	400000.00
			CON TX	1320.00
			PRFEE	1.00
			MDEED	15.00
			TOTAL	1336.00
			CHECK	1336.00
06/29/90	01	16:10	0001	5527

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38136

IDENTIFICATION

JUN 29 4 09 PM '90

FELIX Z. WILSON, II
CLERK & MASTER

No. 333116