THIS INSTRUMENT PREPARED BY:
JOHN L. VAN CLEAVE
Suite 300, 214 Second Avenue North
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 8181 PAGE 316

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bourne & Seneff Investments 400 E. South Street Suite 500 Orlando, FL 32801	Same	150-10-180 16W 05130

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 475,000.00.

Affiant

SUBSCRIBED AND SWORN to before me this 23 day of August, 1990.

Notary Public

My Commission Expires:
3-20-93

5 1 9 5 9

IDENTIFICATION REFERENCE

Aug 23 3 59 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, CULLIGAN FIREPROTECTION, INC., an Indiana corporation, hereinafter "GRANTOR", has this day bargained and sold and does hereby transfer and convey unto BOURNE & SENEFF INVESTMENTS, a Florida general partnership, hereinafter "GRANTEE", its successors and assigns, certain real estate as follows:

[PROPERTY DESCRIPTION IS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.]

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever. 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 herein stated and except for real estate taxes for the current year which are hereby prorated and assumed by GRANTEE.

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.

WITNESS our hands this 13th day of June, 1990.

CULLIGAN FIREPROTECTION, INC.

By: John J. Ryan

Title: President

STATE OF INDIANA)
COUNTY OF MARION)

Before me, Roberta S Bennett, a Notary Public of the State and County aforesaid, personally appeared John J. Ryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be President of Culligan Fireprotection, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at Indianapolis, Indiana, this 13th day of June, 1990.

Roberta S Bennett
Notary Public

My Commission Expires:

6/5/84

County of Residence:

Hancock

RDW:2280:csw

2916 08/23 0101 03CHECK 1577-50

EXHIBIT "A"

A tract of land in the First Civil District of Metropolitan Nashville - Davidson County, Tennessee being Parcel 180 on Tax Map 105-10 and being the westerly remaining part of lot 101 and the southwesterly 41.5 feet of Lot 100 Waverly Land Company's Plan of Lots called "Waverly Place" as of record in Book 57, page 95, R.O.D.C., Tennessee (part of lots appear to be taken for right-of-way of 8th Avenue South) and being more particularly described together as follows:

Beginnging at an iron pin set on the westerly right-of-way line of 8th Avenue South (as widened) at the present common corner of Lots 101 and 102 "Waverly Place". Said iron pin being S 00° 35' 00" W, 301.68 feet from a point at the southerly end of the southwesterly return curve at 8th Avenue South and Wedgewood Avenue (formerly called Acklen Avenue) as measured along the westerly right-of-way line of 8th Avenue South; thence,

1. With the common line between Lots 101 and 102, N 88° 08' 03" W, 198.73 feet to a R/R spike set on the easterly right-of-way line of Alley No. 661; thence,
2. With the easterly right-of-way line of Alley No. 661 (being 15 feet wide) N 1° 54' 14" E, 181.50 feet to an iron pin set at the southwesterly corner of Exxon Corporation, as of record in Book 2092, page 75, R.O.D.C., Tennessee; thence,
3. With the common line of Exxon and the herein described tract, S 88° 07' 45" E, 194.55 feet to an existing iron pipe on the westerly right-of-way line of 8th Avenue South (as widened); thence,
4. With the westerly right-of-way line of 8th Avenue South (as widened) S 00° 35' 00" W, 181.50 feet to the point of beginning and containing 35,688 square feet or 0.819 acres, more or less.

Being the same property conveyed to Brookside Realty, Inc., a Indiana Corporation, by deed from Culligan Fireprotection, Inc., an Indiana Corporation, of record in Book 7088, page 793, Register's Office for Davidson County, Tennessee.

Brookside Realty, Inc. and Culligan Fireprotection, Inc. have merged with Culligan Fireprotection, Inc., as the surviving corporation.

This conveyance is made subject to the following:

1. A rock wall encroaches onto the property owner to the south. The Company assumes no liability from matters arising therefrom.

2. The survey of Ragan, Smith, Murphy & Associates, by Roger H. Fuqua, licensed surveyor dated October 17, 1988, last revised July 12, 1990 job no. 88-150, and surveyor's report by said surveyor dated October 17, 1988 and updated July 2, 1990 shows:

    (a) concrete from the Exxon property to the north of subject property encroaches onto the premises in the northeast corner.
    (b) "I" beams for billboard in the northwest corner of the insured premises.
    (c) alley pavement encroaches onto the southwest corner.
    (d) a fence in the southeastern portion of the property encroaches onto the adjacent property owner to the south.

OFFICIAL RECEIPT

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

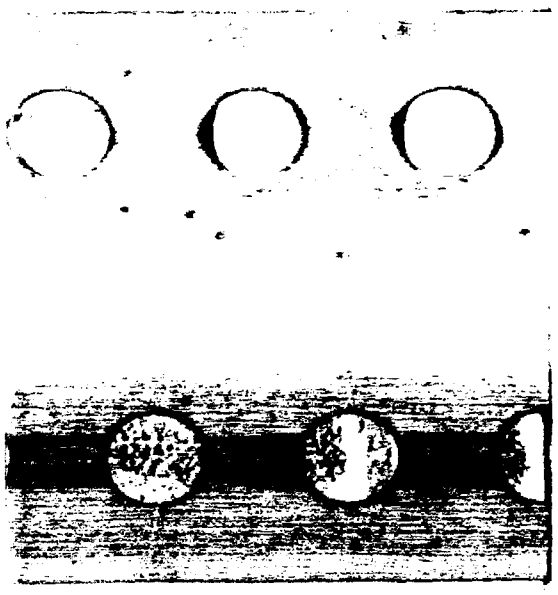
RECEIVED OF _____

FOR _____

BOOK 8181 PAGE 319

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	475000.00
CON TX	1567.50
PRFEE	1.00
MTGFEE	9.00
TOTAL	1577.50
CHECK	1577.50

08/23/90 01 16:02 0001 2916

51959

IDENTIFICATION REFERENCE

AUG 23 4 00 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 349314