File 35

BOOK 8226 PAGE 527

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Grace Development, Inc. Suite 805 110 21st Avenue, South Nashville, TN 37203	Map 117-14 Parcel 134	Grace Development, Inc. Suite 805 110 21st Avenue, South Nashville, TN 37203
This instrument prepared by: Boult, Cummings, Conners & Berry (JVT) 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219		

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, **THE ABBOTT MARTIN PARTNERSHIP**, a Tennessee general partnership composed of George N. Spiva, Vianda Hale Hill, Richard Thomas Patten, and North American Properties, Inc., a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **GRACE DEVELOPMENT, INC.**, a Tennessee corporation, as to a ten percent (10%) undivided interest; **GERALD I. WHITE, SUCCESSOR TRUSTEE UNDER THE AGREEMENT OF RUTH EDEN GRACE, DATED MAY 3, 1945, FOR THE BENEFIT OF OLIVER R. GRACE**, with full power to sell, transfer, encumber and convey without the joinder or consent of any beneficiary, as to a twenty-six percent (26%) undivided interest; **MARINE MIDLAND BANK, N.A. AND OLIVER R. GRACE, TRUSTEES UNDER THE INDENTURE OF MORGAN H. GRACE, DATED FEBRUARY 17, 1936, FOR THE BENEFIT OF OLIVER R. GRACE**, with full power to sell, transfer, encumber and convey without the joinder or consent of any beneficiary, as to a twelve percent (12%) undivided interest; and **MARINE MIDLAND BANK, N.A. AND OLIVER R. GRACE, TRUSTEES UNDER THE WILL OF MORGAN H. GRACE, DATED FEBRUARY 19, 1936, FOR THE BENEFIT OF OLIVER R. GRACE**, with full power to sell, transfer, encumber and convey without the joinder or consent of any beneficiary, as to a fifty-two percent (52%) undivided interest, as tenants in common (the "Grantees"), Grantees' heirs,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,447,725.00.

D. Reid Hoult, Attorney
Affiant

Subscribed and sworn to before me this 19th day of October, 1990.

Carolyn K. Fleenor
Notary Public
My Commission Expires: Mar. 19, 1992

CAROLYN K. FLEENOR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

successors and assigns, a certain tract of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real property taxes for 1990, which have been prorated between the Grantor and Grantee and are assumed by the Grantee.

2. All matters shown on the survey of R.L. Montoya, dated September 13, 1990, Job No. 90-3-30.

3. Rights of tenants, as tenants only, to occupy a portion of the Property pursuant to unrecorded leases, as more particularly described on Exhibit B attached hereto and incorporated herein by reference.

This is improved property known as 2109 Abbott Martin Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs, successors and assigns, forever.

Grantor covenants with the Grantees that the Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this Warranty Deed this 25th day of October, 1990.

THE ABBOTT MARTIN PARTNERSHIP, a Tennessee general partnership

By: _____
George N. Spiva, General Partner

By: _____
Vianda Hale Hill, General Partner

By: _____
Richard Thomas Patten, General Partner

By: North American Properties, Inc.,
a Tennessee corporation, General Partner

By: _____
Robert P. Thomas, Secretary-Treasurer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Juanita V. Thomason, a Notary Public in and for the state and county aforesaid, George N. Spiva, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is general partner of **THE ABBOTT MARTIN PARTNERSHIP**, a Tennessee general partnership, and is authorized to execute the foregoing instrument on behalf of the general partnership.

WITNESS my hand, at office, this 25th day of October, 1990.

_____
Notary Public

My Commission Expires: May 22, 1992

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Juanita V. Thomason, a Notary Public in and for the state and county aforesaid, Vianda Hale Hill, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is general partner of **THE ABBOTT MARTIN PARTNERSHIP**, a Tennessee general partnership, and is authorized to execute the foregoing instrument on behalf of the general partnership.

WITNESS my hand, at office, this 25th day of October, 1990.

_____
Notary Public

My Commission Expires: May 22, 1992

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Juanita V. Thomason, a Notary Public in and for the state and county aforesaid, Richard Thomas Patten, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is general partner of **THE ABBOTT MARTIN PARTNERSHIP**, a Tennessee general partnership, and is authorized to execute the foregoing instrument on behalf of the general partnership.

WITNESS my hand, at office, this 25th day of October, 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, a Notary Public in and for the state and county aforesaid, Robert P. Thomas, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is Secretary-Treasurer of North American Properties, Inc., a Tennessee corporation, general partner of **THE ABBOTT MARTIN PARTNERSHIP**, a Tennessee general partnership, and is authorized to execute the foregoing instrument on behalf of the general partnership as Secretary-Treasurer of North American Properties, Inc., its general partner.

WITNESS my hand, at office, this 25th day of October, 1990.

Juanita V. Thomason
Notary Public

My Commission Expires: May 30, 1993

EXHIBIT A

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being part of Lot No. 9 on the Plan of the Division of the Lands of Andrew Castleman, deceased, of record in Minute Book "J", page 30, of the County Court for said county, and described as follows:

Beginning at an iron pin in the southerly margin of Abbott Martin Road, being at the easterly end of the 25 foot right-of-way radius return located at the southeasterly corner of the intersection of Abbott Martin Road and Bandywood Drive; thence, along said southerly margin of Abbott Martin Road, south 88° 00' 00" east, 124.99 feet to an iron pin, said pin being the northwest corner to the Alva H. Wilk Property, of record in Deed Book 5969, page 949, Register's Office for Davidson County, Tennessee, and the northeast corner of this described tract; thence, leaving said margin and with the common line of the Wilk Property and this described tract, south 1° 59' 51" west, 236.00 feet to a point in the north line of Green Hills Market Property, of record in Deed Book 1371, page 452, Register's Office for Davidson County, Tennessee; thence with the common line of the Green Hills Market Property and this described tract, north 88° 00' 00" west, 150.00 feet to an iron pin in the east margin of Bandywood Drive; thence with said margin, north 02° 00' 00" east, 211.00 feet to an iron pin; thence with a curve to the right having a radius of 25 feet and a distance of 39.27 feet to the point of beginning, containing 35,264.69 square feet or 0.80 acre, more or less.

Being the same property conveyed to The Abbott Martin Partnership by deed from Aztec Incorporated, of record in Book 7087, page 368, Register's Office for Davidson County, Tennessee.

Also being the same property described according to a survey dated September 13, 1990, by R. L. Montoya Land Surveying, Tennessee Registered Land Surveyor No. 697, 412 Bass Street, Goodlettsville, Tennessee 37072, Job No. 90-3-90.

EXHIBIT B

Tenant	Lease Date	Lease Term		Square Footage	Monthly Rent
Blockbuster of Tennessee, Ltd.	March 2, 1987 and one undated amendment	11/05/87	11/30/92	5580	$8,486.25
Mary-Mary, Inc.	Sept. 9, 1988	11/01/88	10/31/93	2800	4,083.33
Joyce G. Faye	Dec. 23, 1988	03/01/89	02/28/94	989	1,422.29
Edward Moon	Feb. 1, 1987 and one extension dated 11/30/88	02/01/87	01/31/91	2280	3,990.00
Desiree Coffeman	April 23, 1990	03/01/90	02/28/94	1000	2,100.00
Tenzel's Audio Video, Inc.	Feb. 4, 1988	02/01/88	03/31/92	1740	3,025.00
Wallpaper Store, Inc.	July 11, 1988	09/15/88	09/30/93	1400	2,144.10

wp:jvtABBOTwd

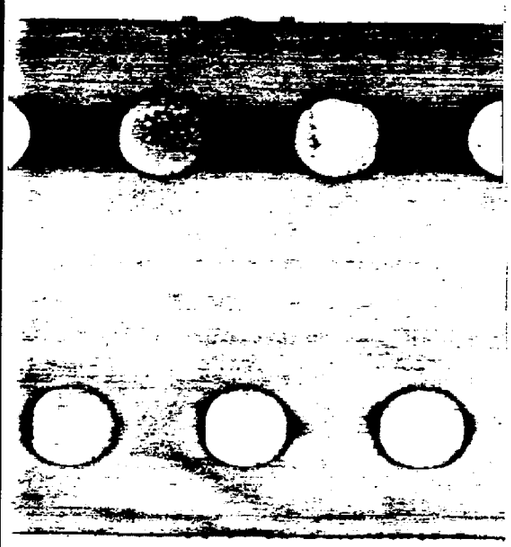
68502

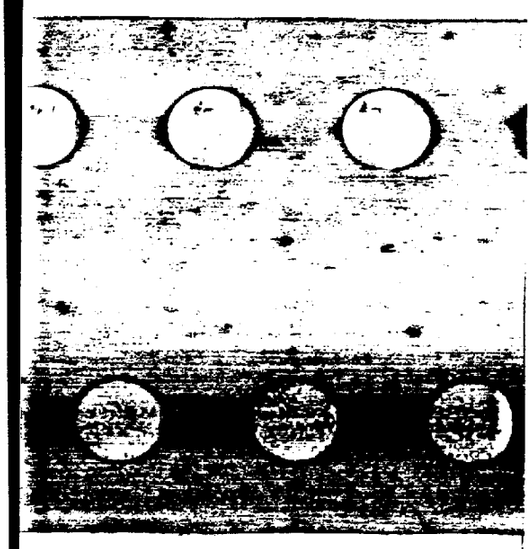
IDENTIF. TREFERENCE

OCT 29 3 47 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

4477 10/29 0101 03CHECK 8096-41





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8226 PAGE 533

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

CAMT 2447725.00
CON TX 8077.41
PRFEE 1.00
MDEED 18.00
TOTAL 8096.41
CHECK 8096.41

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/29/90 01 15:45 0001 4477

6850 2

IDENTIF. REFERENCE

OCT 29 3 47 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 368622