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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is $611,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of December, 1990.

Notary Public

My Commission expires: 3/27/93

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue, North
Nashville, TN 37219

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
George N. Spiva, Trustee 2817 West End Avenue Nashville, TN 37203	SAME	Map 104-2 Parcel 326

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION, successor by merger to Home Federal Savings and Loan Association,** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **GEORGE N. SPIVA, TRUSTEE with full power, authority, and right to sell, mortgage, lease, rent and convey by deed, or otherwise, all or any part of the hereinafter described property, without the joinder of any beneficiary,** hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the following described portions of Lots Nos. 1 and 2 on the Plan of Euclid Subdivision of a part of Lots 42 and 43, Boyd Cockrill Spring Tract, being a part of Lot No. 42, as of record in Book 421, page 86, Register's Office for said County, and described according to a survey by R. L. Montoya-Land Surveying, Inc., dated November 30, 1990, Job No. 90-11-92, as follows:
>
> Beginning at a P. K. Nail in the easterly margin of 30th Ave. North and the southerly margin of a fifteen foot alley; thence along the southerly margin of a fifteen foot alley, North 53 degrees 57 minutes 47 seconds East 103.45 feet to an iron pin; thence along the easterly line of this described tract and the westerly line of

John E. Patton's property as of record in Deed Book 4752, page 248, Register's Office for Davidson County, Tennessee, South 32 degrees 16 minutes 58 seconds East 120.30 feet to a point in the northerly margin of West End Ave. as presently located; thence, along said northerly margin South 42 degrees 38 minutes 01 seconds West 93.75 feet to a point; thence, with a curve to the right having a radius of 10.10 feet a distance of 18.53 feet to a point in the easterly margin of 30th Ave. North as presently located; thence, along said easterly margin North 32 degrees 16 minutes 27 seconds West 128.16 feet to the point of beginning, containing 0.31 acres, more or less.

Being the same property conveyed to Metropolitan Federal Savings and Loan Association, successor by merger to Home Federal Savings and Loan Association, by deed from Wilbur Sensing, Sr., Trustee, of record in Book 3915, page 810, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1990 taxes, which have been prorated and assumed by Grantee.

2. Easement for a public alley granted to the City of Nashville by Joe Werthan, Trustee, by instrument of record in Book 2096, page 353, Register's Office for Davidson County, Tennessee, said easement being across the rear of the subject property.

3. Such rights as the property owners adjoining on the easterly side of the subject property may have in and to a common wall existing on the easterly property line.

4. Lease Agreement dated June 12, 1990, by and between Metropolitan Federal Savings and Loan Association, as lessor, and Fashion, Inc., a Tennessee corporation, as lessee, covering property known as 2926 West End Avenue, Nashville, Tennessee 37203.

5. Matters shown on the survey of the subject property performed by R. L. Montoya Land Surveying, Inc., dated November 30, 1990, Job No. 90-11-92.

This is improved property, known as 2926-2930 West End Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto (including, without limitation, the billboard sign presently existing on the subject property, and all right, title, and interest of Grantor in and to any related permits) to the said Grantee, his successors and assigns, forever; and Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 7th day of December, 1990.

METROPOLITAN FEDERAL SAVINGS
AND LOAN ASSOCIATION

By: Edward W. Graham III

Name: EDWARD W. GRAHAM III

Title: EXEC. V.P.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward W. Graham III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executive Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of December, 1990.

Mary W. Parker
Notary Public

My Commission Expires: 3/27/93

WESTWD

7895 12/10 0101 03CHECK 2026.30

78426

IDENTIF. REFERENCE

DEC 10 11 03 AM '90

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

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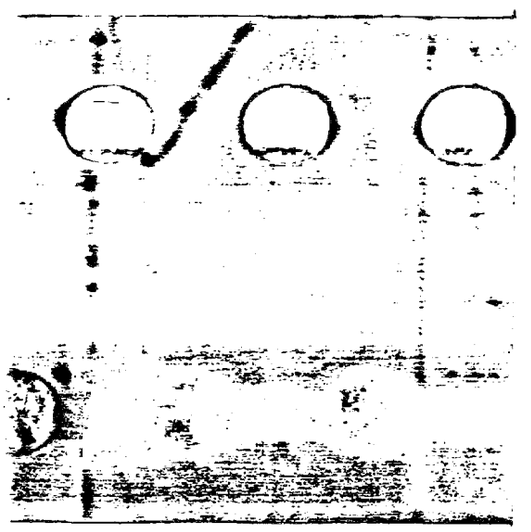


CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 611000.00
				CON TX 2016.30
				PRFEE 1.00
				WDEED 9.00
				TOTAL 2026.30
				CHECK 2026.30
12/10/90	01			11:03 0001 7895



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78426

IDENTIF. REFERENCE

DEC 10 11 03 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 380348