This instrument was prepared by:
David M. Amonette, Attorney
554 W. Main St., Gallatin, TN 37066

Please return to:
American Escrow Company
P. O. Box 1733, Hendersonville, TN 37077

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Nos.
L. H. M. & M., INC.	New Owner	62-121
2620 Music Valley Drive		3DZ-52831
Nashville, TN 37214		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $501,100.00.

Affiant

Subscribed and sworn to before me, this the 5th day of April, 1991.

Notary Public

My Commission Expires: 11/19/94

FOR and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

WILLIAM S. MONROE, unmarried, and

JAMES W. MONROE, unmarried,

hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto

L. H. M. & M., INC., A Tennessee Corporation,

hereinafter called the Grantee, it's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows; TO WIT:

BEING Tract 1 on the Plan of "Tract 1 of a Commercial PUD for Water Boggan Management, Inc." of record in Book 5050, Page 51, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description; and being the same property described in the previous conveyance as follows:

BEING a 4.01, more or less, acre tract of land lying in the 15th Councilmanic District of Davidson County, Tennessee. Said tract further described as being a portion of the Donovan Construction Company property as of record in Book 4627, Page 396, Register's Office of Davidson County, Tennessee.

BEGINNING at a point lying on the southerly margin of Elzie Miller Road, said point further described as lying 2,087.09 feet east of the easterly right-of-way of Pennington Bend Road, and as being the northwest corner of the Etta W. Fox and Archie W. Conrad, Jr. property as of record in Book 3431, Page 557, Register's Office of Davidson County, Tennessee; thence, leaving the southerly margin of Elzie Miller and running with the westerly line of the Etta W. Fox and Archie W. Conrad (Jr.) property, S 24° 30' W a distance of 589.64 feet to a point; thence, leaving the said westerly line of Etta W. Fox and Archie W. Conrad, Jr. property, N 78° 15' W a distance of 272.12 feet to a point; thence N 24° 30' E a distance of 714.56 feet to a point lying on the southerly margin of Elzie Miller Road; thence, running with the said southerly margin of Elzie Miller Road in an easterly direction around a curve having a radius of 1051.35 feet, a distance of 274.00 feet to the point of beginning, containing 4.01 more or less, acres.

BEING the same property conveyed to William S. Monroe and James W. Monroe by deed from Small Business Administration, an Agency of the United States of America pursuant to Title 15, United States Code, Section 631, et seq., of record in Book 6169, Page 673, Register's Office for Davidson County, Tennessee.

THIS is improved property located at:
2620 Music Valley Drive, Nashville, TN 37214

ALSO conveyed herewith is that certain perpetual right and easement to construct and maintain an underground sewer and water line, together with any and all rights as pursuant thereto as set forth in the Warranty Deed from Donovan Construction Company of Minnesota, A Minnesota Corporation, to Water-Boggan Management, Inc. of record in Book 5090, Page 237, and the Deed of Correction of record in Book 5327, Page 328, Register's Office for Davidson County, Tennessee, to which deeds reference is hereby made for a more complete description of said easement.

EXCEPTIONS AND EXCLUSIONS

THIS conveyance is made subject to the following matters as to the extent to which said matters may effect the title to and/or the use and enjoyment of the property herein conveyed; TO WIT:

1. Matters as set forth on the Plan of record in Book 5050, Page 51, Register's Office for Davidson County, Tennessee.

2. Land Use Agreement by and between Donovan Construction Company of Minnesota and Water-Boggan Management, Inc. et al, of record in Book 5090, Page 226, Register's Office for Davidson County, Tennessee.

3. Agreement for Sanitary Sewer and/or Storm Drainage of record in Book 4671, Page 257, Register's Office for Davidson County, Tennessee.

4. Davidson County Property Taxes for the year 1991 have been pro-rated and shall be paid by the Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns forever; and we do covenant with said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, it's successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands, this the 3rd and 5th day of April, 1991.

April 3rd, 1991

William S. Monroe, unmarried

April 5th, 1991

James W. Monroe, unmarried

04/09 JLM 02:PM:DCK 1663.52

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, William S. Monroe, unmarried, the bargainor, with whom I am personally acquainted, or who proved to me based upon satisfactory evidence to be the person, who executed the within instrument and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this the 3th day of April, 1991

W. K. Georgas, Jr., Notary Public

My Commission Expires: 11/19/94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, James W. Monroe, unmarried, the bargainor, with whom I am personally acquainted, or who proved to me based upon satisfactory evidence to be the person, who executed the within instrument and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 5th day of April, 1991

W. K. Georgas, Jr., Notary Public

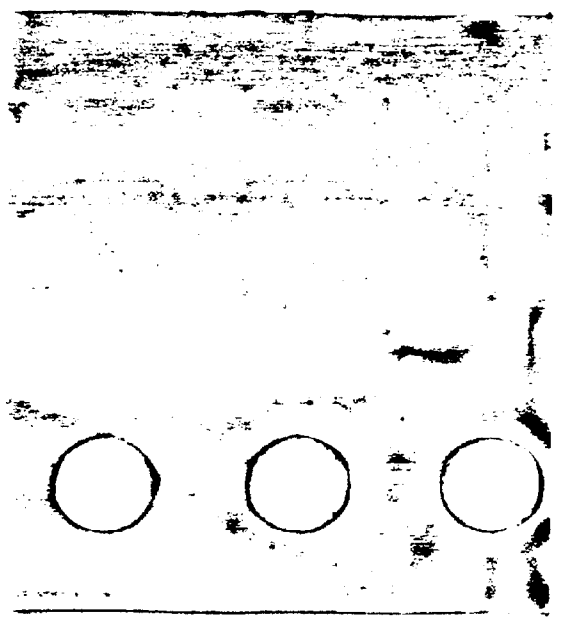
My Commission Expires: 11/19/94

0 4 7 3 9

IDENTIF. ↑REFERENCE

APR 5 3 13 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

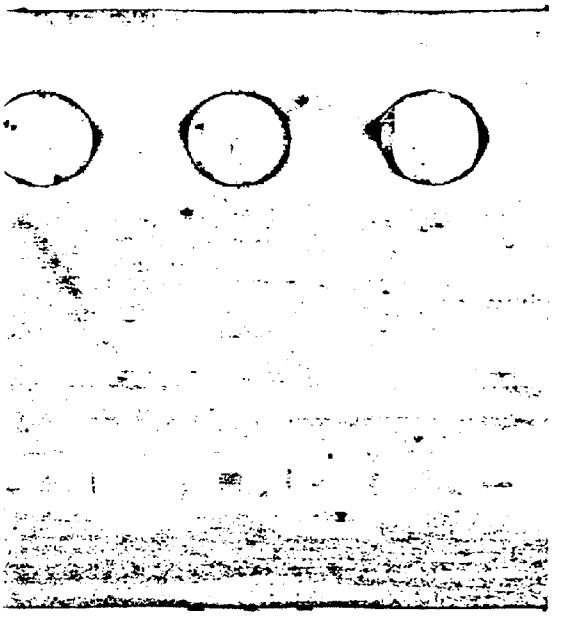
RECEIVED OF _____

FOR _____

BOOK 8325 PAGE 483

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 501100.00

CON TX 1653.63

PRFEE 1.00

WDEED 9.00

TOTAL 1663.63

CHECK 1663.63

04/05/91 01 15:12 0001 2604

047339

IDENTIF. REFERENCE

APR 5 3 13 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 410692