This instrument prepared by Ralph Z. Levy, Jr., Wyatt, Tarrant, Combs, Gilbert & Milom, Thirteenth Floor, Third National Bank Building, Nashville, Tennessee 37219.

BOOK 8341 PAGE 423

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel
F & S Properties c/o James M. Schulman P. O. Box 100926 Foster & Glenrose Avenue Nashville, TN 37224	Same	Map 106-13 Par. 216 Map 119-1 Pars. 12, 13 16, 21, 22

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Jean F. Schulman, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto F & S Properties, a Tennessee general partnership composed of James L. Fishel and James M. Schulman, hereinafter called the Grantee, and its successors and assigns, all of my thirty-three and one-third (33 1/3%) undivided interest as a tenant in common (the "Property") in certain tracts or parcels of land in Davidson County, State of Tennessee, and more particularly described in Exhibit A, attached hereto and incorporated herein by this reference.

To have and to hold the said Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said Property in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth in Exhibit B, attached hereto and incorporated herein; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said Property to the said Grantee, its 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.

Herbert J. Schulman, husband of Jean F. Schulman, joins in this conveyance for the purpose of conveying all of his right, title, and interest in and to the Property, whether marital or otherwise.

WITNESS our hands this the 29th day of April, 1991.

Jean F. Schulman
JEAN F. SCHULMAN

HERBERT J. SCHULMAN

10695

IDENTIF. TREFERENCE

APR 30 4 23 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, James R. Mills, a Notary Public in and for said county and state, the within named Jean F. Schulman and Herbert J. Schulman, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of April, 1991.

James R. Mills
NOTARY PUBLIC

Commission Expires:
My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Million and no/100 ($1,000,000.00) Dollars.

Jean F. Schulman
AFFIANT

Subscribed and sworn to before me, this the 29th day of April, 1991.

James R. Mills
NOTARY PUBLIC

Commission expires:
My Commission Expires Nov. 21, 1992

h:\ast\f&sjean.ded (April 18, 1991; 11:20am)

EXHIBIT A

PARCEL ONE - Map 119-1, pars. 12 & 13

Being lots Nos. 10 and 11, of Section A, on the Plat showing subdivision of part of the land belonging to John Thoni, deceased, as the same appears of record in book 547, page 198, Register's Office for Davidson County, Tennessee.

Said lot No. 10 fronts 60 feet on the northerly side of Glenrose Avenue and runs back 233.5 feet on the east line and 242 feet on the west line to the southerly line of lot No. 12 on said plan and shows 60.6 feet on said lot line.

Said lot No. 11 fronts 87.25 feet on the northerly side of Glenrose Avenue and runs back 242 feet on the east line and 254.5 feet on the west line with the easterly margin of Dayton Avenue to the southerly line of lot No. 12 on said plan and shows 37 1/4 feet on said lot line.

Being the same property conveyed to Baron Coleman, George L. Schulman and Jean F. Schulman by deed from Buford Earp and wife, Helen Earp, of record in Book 4285, page 281, said Register's Office; the said George L. Schulman having since died, and his interest in said property having been devised to Trust A and B under the Will of George L. Schulman, Deceased, pursuant to the Last Will and Testament of George L. Schulman, of record in Will Book 146, page 119, Probate Office for said County.

PARCEL TWO - Map 119-1, par. 16

Being the west 10 feet of lot No. 6, the east 10 feet of lot No. 8, and all of lot No. 7 of Section "A" on the plat showing Subdivision of part of the land belonging to John Thoni, deceased, of record in book 547, page 198, Register's Office for said County.

Said lot and part of lots adjoin and front together 80 feet on the northerly side of Glenrose Avenue and run back 208 feet, more or less, on the easterly line and 216.5 feet, more or less, on the westerly line to a dead line in the rear, measuring 80.6 feet thereon.

Being the same property conveyed to Baron Coleman, George L. Schulman and Jean F. Schulman by deed from Peggy W. White, unmarried, of record in Book 4285, page 76, said Register's Office; the said George L. George L. Schulman having since died, and his interest in said property having been devised to Trust A and B under the Will of George L. Schulman, Deceased, pursuant to the Last Will and Testament of George L. Schulman, of record in Will Book 146, page 119, Probate Office for said County.

PARCEL THREE - Map 119-1, pars. 21 & 22; Map 106-13, par. 216

TRACT 1

Being Lots Nos. 1 to 10 inclusive, the southerly parts of lots Nos. 11 to 16 inclusive of Block 12, the northerly 7 feet of lot No. 1, and all of lot No. 2 of Block 13 and that part of Leafland Avenue, now abandoned, adjacent to and south of lots Nos. 11 to 16 inclusive on the map showing subdivision of Blocks Nos. 12 and 13 in Section "A" and certain property in Section "B" on the plan of the John Thoni Lands, as of record in Book 974, page 17, Register's Office for said County, described according to a survey made by Parrish Engineers, Inc., August 11, 1966, as follows:

Beginning on the westerly margin of Foster Avenue at a point 150 feet north of the northerly margin of Glenrose Avenue, the northeast corner of the property conveyed to W. E. Gentry and wife, by deed from E. M. Patterson, Jr. and wife, of record in book 1472, page 270, said

Register's Office; thence with the northerly line of said Gentry property north 88° 37' west 111.70 feet; thence north 3° 15' east 7 feet; thence north 80° 48' west 645.97 feet to the easterly margin of Dayton Avenue; thence with said Avenue north 13° 58' east 512.55 feet to the southerly margin of the L & N R.R. right-of-way; thence with said right-of-way on a curve with a radius of 1135.7 feet southeastwardly 479.69 feet and continuing with the said right-of-way south 57° 47' east 232.4 feet to the westerly margin of Foster Avenue; thence with the said Avenue south 3° 18' west 54.65 feet to the northeast corner of the Thoni property; thence with the line of the Thoni property north 87° 07' west 110.5 feet, south 3° 51' west 143.25 feet and south 86° 34' east 111.8 feet to the westerly margin of Foster Avenue; thence with said Avenue, south 3° 15' west 124 feet to the beginning, containing 7.03 acres, more or less.

TRACT 2

Being Lot No. 1, Section A, on the Plan showing the Subdivision of part of the land belonging to John Thoni, deceased, of record in Book 547, Page 198, Register's Office for said County.

Said Lot fronts 60 feet on the northerly side of Glenrose Avenue and runs back on the east line, with the west line of Lot No. 13 on said Plan, 157 feet and on the west line 165.5 feet, to the southerly line of Lot No. 12 on said plan, measuring 60.6 feet thereon.

TRACT 3

Being Lot No. 2, section A, on the plan showing subdivision of part of the land belonging to John Thoni, deceased, as the same appears of record in Book 547, Page 198, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts sixty (60) feet on the northerly side of Glenrose Avenue and runs back 165.5 feet on the East line and 174 feet on the west line, to the southerly line of Lot No. 12 on said plan, and shows 60.6 feet on said line.

Tracts One, Two, and Three being the same properties conveyed to Baron Coleman, George L. Schulman and Jean F. Schulman by deed from Shuco Real Company, a Tennessee corporation, of record in Book 4090, page 345, said Register's Office; the said George L. Schulman having since died, and his interest in said property having been devised to Trust A and B under the Will of George L. Schulman, Deceased, pursuant to the Last Will and Testament of George L. Schulman, of record in Will Book 146, page 119, Probate Office for said County.

TRACT 4

A tract of land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, being an unnumbered lot on the plan showing Lot No. 8 and subdivision of lots Nos. 12 and 13 in Section "A" and subdivision of a 1.73 acre tract in Section "B" on the plan of the John Thoni Lands, recorded in Book 547, page 198, Register's Office for said County, as of record in Book 974, page 17, Register's Office for said County, described as follows:

Beginning at the southwest corner of Leafland Avenue and Foster Avenue; thence westwardly with the southerly margin of said Leafland Avenue 110.5 feet to the northeast corner of lot No. 10 on said plan; thence southwardly, with the eastern boundary line of said lot No. 10, 143.25 feet to the northwest corner of Lot No. 2 on said plan; thence eastwardly, with the northern boundary line of said lot No. 2, 111.7 feet to a point in the westerly margin of said Foster Avenue, being the northeast corner of said Lot No. 2; thence northwardly with the westerly margin of said Foster Avenue, 144.25 feet to the beginning.

Tract 4 being the same property conveyed to Baron Coleman, George L. Schulman and Jean F. Schulman by deed from Martha Pauly Thoni, as of record in Book 4677, page 819, said Register's Office; the said George L. Schulman having since died, and his interest in said property having been devised to Trust A and B under the Will of George L. Schulman, Deceased, pursuant to the Last Will and Testament of George L. Schulman, of record in Will Book 146, page 119, Probate Office for said County.

EXHIBIT B

1. 1991 real estate taxes, a lien but not yet due and payable.

2. Easement granted to Metropolitan Government of Nashville and Davidson County of record in Book 4211, page 258, Register's Office for Davidson County, Tennessee.

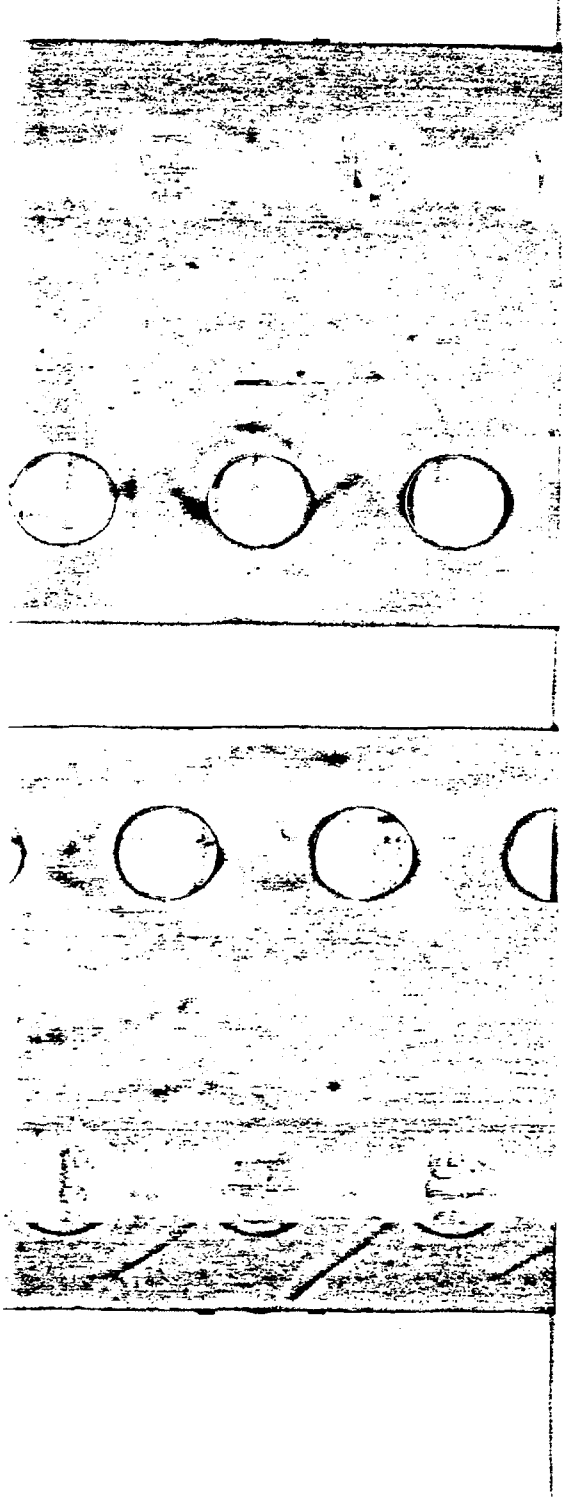
3. Easement retained by Metropolitan Government of Nashville and Davidson County to enter, construct, operate, maintain, repair, rebuild, enlarge and patrol, etc. now existing or future utilities, including drainage facilities in Bill No. 66-851, Metropolitan County Council abandoning Leafland Avenue (Parcel Three, Tract 1).

4. Overhead Line Easement granted to Metropolitan Government of Nashville and Davidson County, of record in Book 8335, page 854, Register's Office for Davidson County, Tennessee (Parcel Three).

5. Matters shown on plan of record in Book 574, page 198, Register's Office for Davidson County, Tennessee (Parcels One, Two, Three).

6. Matters shown on plan of record in Book 974, page 17, Register's Office for Davidson County, Tennessee (Parcel Three).

9565 04/30 0101 03CHECK 3319.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8341 PAGE 429

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 1000000.00
CON TX 3300.00
PRFEE 1.00
WDEED 18.00
TOTAL 3319.00
CHECK 3319.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/30/91 01 16:23 0001 9565

I 0695

IDENTIF. T REFERENCE

APR 30 4 23 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 417545