Prepared By: Svoboda & Mitts, P.C.
8900 Ward Parkway, Suite 200
Kansas City, MO 64114

BOOK 8358 PAGE 18

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Matrix Properties (NAME)	Matrix Properties (NAME)	Book 21
282 Hermitage Avenue (STREET ADDRESS OR ROUTE NUMBER)	280 Hermitage Avenue (STREET ADDRESS)	Page 82
Nashville, Tenn (CITY) (STATE) (ZIP)	Nashville, Tenn 37210 (CITY) (STATE) (ZIP)	Map of Pageots Fairfield Village Plan

FOR AND IN CONSIDERATION of the sum of Eighty Two Thousand Eight HUndred Forty Seven and 83/100---------- Dollars,

Diamond Property Company, A Missouri General Partnership consisting of Samuel J. Hoffmeier II and Rick A. Anderson
have this day bargained and sold, and do hereby transfer and convey unto the said Matrix Properties, A Tennessee General Partnership

the Grantee herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the east 33-1/3 feet at Lot No. 20 on the Map of Pageots Fairfield Village Plan, of record in Book 21, Page 82 of the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said part of said Lot No. 20 fronts 33-1/3 feet on the northerly side of the Lebanon Pike, or Fillmore Street, and runs back between parallel lines 170 feet more or less to an alley, or commonly known as 282 Hermitage Avenue, Nashville, Tennessee.

The above described property was conveyed to Diamond Property Co. by deed from Roy Lee Rose and wife, Iva Sue Rose of record in Book 6791, page 671, Register's Office for Davidson County, Tennessee.

1653.0 TENNESSEE REFERENCE May 23 10 32 AM '91

4663 05/23 0101 03CHECK 280.24

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IS
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF Kansas
COUNTY OF Johnson
Subscribed and sworn to before me this 23rd day of March, 1990
My commission expires: 8-2-92 (Affix Seal)
NOTARY PUBLIC
The actual consideration or value whichever is greater, for this transfer is $82,847.83
Affiant Samuel J. Hoffmeier MANAGING PARTNER
Notary Public

This is (unimproved) (improved) property known as 282 Hermitage Avenue, Nashville, Tenn. (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD the real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, their (successors), heirs and assigns forever; we covenant with the Grantee that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unincumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, their (successors), heirs and assigns, against the lawful claims of all persons.

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 our hands this 23rd day of March, 1990, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ronald D. Dailey

Robert C. Thomas

SAmuel J. Hoffmeier II

Rick A. Anderson

BUYERS Being all General Partners of Matrix Properties, A Tennessee General Partnership

SELLER Being all General Partners at Diamond Property Company, A Missouri General Partnership

BOOK 8358 PAGE 19

STATE OF KANSAS

COUNTY OF Johnson

Personally appeared before me, Debra Ann O'Hara, a Notary Public in and for said County and State Samuel J Haffneiger & Rick A. Anderson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they ~~are~~ the General Partners 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 19th day of February, 1991.

Debra Ann O'Hara
Notary Public

Commission expires 8-2-92

State of Tennessee
County of Davidson
Personally appeared before me, Julia P. Dodd a notary public in and for said County and State Ronald D. Dailey and Robert C. Thomas who acknowledged they executed the within named instrument as buyers being all General Partners of Trueline Properties, A Tennessee General Partnership.

Witnessed my hand, at office, this 15th day of April, 1991.

Julia P. Dodd
Notary Public

Commission Expires : July 24, 1993

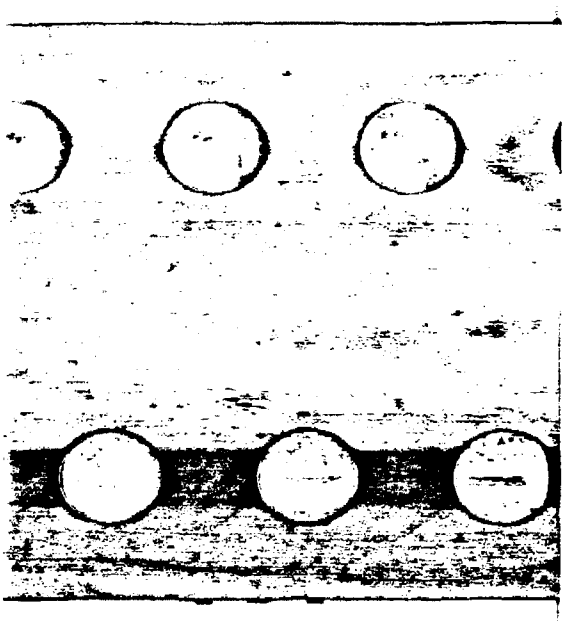
WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8358 PAGE 20

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 82847.83
CON TX 273.24
PRFEE 1.00
WDEED 6.00
TOTAL 280.24
CHECK 280.24

05/23/91 01 10:34 0001 4663

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16530

IDENTIFT REFERENCE

MAY 23 10 32 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY

No. 424238