WARRANTY DEED

New Owner	Send Tax Bills	Map/Parcel
Southern Capital Holdings c/o Hold-Thyssen, Inc. 210 - 29th Avenue, North Suite 201 Nashville, TN 37203	Same	Map 93-6-1 Parcel 36 Field Book No. 06W01615

THIS DEED made and entered into on this 6th day of June, 1991, by and between Citizens Fidelity Bank and Trust Company, Citizens Plaza, Louisville, Kentucky 40296, a Kentucky corporation ("Grantor"), and Southern Capital Holdings, a Tennessee general partnership, 110 29th Avenue North, Nashville, Tennessee ("Grantee")

W I T N E S S E T H

That the Grantor, for and in consideration of the sum of $250,000.00 paid by Grantee, the receipt of which is hereby acknowledged, has this date bargained and sold, and does hereby grant, convey and warrant unto Grantee, its successors, and assigns, in fee simple with covenant of general warranty the real property located in Davidson County, Tennessee, more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all estate, title and interest of Grantor and all improvements thereon and appurtenances thereunto belonging.

Said property is conveyed subject to all taxes thereon due and payable for 1991 and thereafter which Grantee hereby agrees to pay and is subject to easements, restrictions, and stipulations of record. Taxes for 1991 shall be prorated as of the date hereof. Other than its warranty of title, Grantor makes no warranty concerning the property which is conveyed as is.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the date and year first above written.

CITIZENS FIDELITY BANK AND TRUST COMPANY

BY: Larry C. Goins

ITS: Senior Vice President

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Before me, Notary Public, of the State and County mentioned, personally appeared Larry C. Goins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Vice President of Citizens Fidelity Bank and Trust Company, a Kentucky Corporation, the within named bargainor, and that he as such Senior Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself as Senior Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of June, 1991.

AFFIX SEAL HERE:

NOTARY PUBLIC
MY COMMISSION EXPIRES:
7-23-94

PATRICIA R. YOUNG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER IS $250,000.

Larry C. Goins

Sworn and subscribed to before me this 10th day June, 1991, 1991.

My Commission
Expires: 7-23-94 NOTARY PUBLIC

PATRICIA R. YOUNG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:
Edward L. Galloway, Senior Counsel
CITIZENS FIDELITY BANK AND TRUST COMPANY
Citizens Plaza
Louisville, KY 40296

EXHIBIT "A"

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

Being a parcel of land in the First Civil District of Davidson County, Tennessee, being part of Lot No. 89 in the Original Town of Nashville, not of record, located on the westerly side of Fifth Avenue, North, (formerly North Summer Street), and being more particularly described as follows:

Beginning at a point in the westerly margin of Fifth Avenue, North, (formerly North Summer Street), and said point being N 37° 06' W, 201.76 feet from the northerly margin of Church Street;

Thence, leaving said westerly margin S 52° 23' W, 172.52 feet to a point in the easterly margin of Alley No. 74, said alley being 16 feet in width;

Thence, with said easterly margin of Alley No. 74 N 36° 53' W, 23.42 feet to a point;

Thence, leaving said easterly margin N 52° 34' W, 172.43 feet to a point in the westerly margin of the aforementioned Fifth Avenue, North;

Thence, with the said westerly margin of Fifth Avenue, North, S 37° 06' E, 22.89 feet to the point of beginning.

Containing 3,992 square feet or 0.092 acre, more or less.

Being the same property conveyed to Citizens Fidelity Bank and Trust Company by Quitclaim Deed from Sovran Bank/Central South, Trustee of record in Book 8029, page 208, Register's Office for Davidson County, Tennessee.

20025
IDENTIFICATION
JUN 6 10 30 AM '91
PICK-UP
242 06/06 0101 03CHECK 835.00



OFFICIAL RECEIPT

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

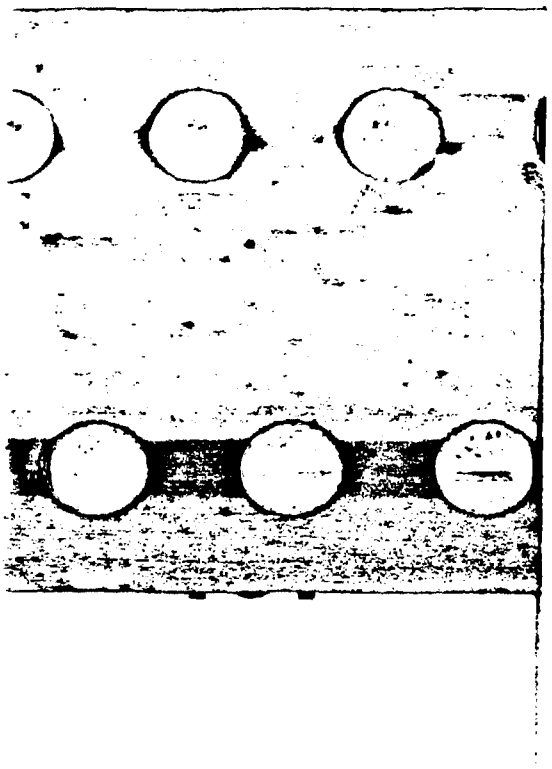
RECEIVED OF _____

FOR _____

BOOK 8368 PAGE 136

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
250000.00
CON TX 825.00
RCFEE 1.00
MDEED 9.00
TOTAL 835.00
CHECK 835.00

06/06/91 01 10:31 0001 1242

20025

JUN 6 10 30 AM '91

No. 428315