WARRANTY DEED

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

THIS DEED made and entered into on this 6th day of June, 1991, by and between Southern Capital Holdings, a Tennessee general partnership ("Grantor"), and 219 L.P., a Tennessee limited partnership ("Grantee").

WITNESSETH

That the Grantor, for and in consideration of the sum of $300,000.00 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, Seller makes no warranty concerning the property which is conveyed as is.

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

SOUTHERN CAPITAL HOLDINGS

BY: _____
Debbie Burns, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, Debbie Burns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Partner in Southern Capital Holdings, the within named bargainor, a partnership, and that she as such Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the Partnership by herself as Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 6th day of June, 1991.

PATRICIA R. YOUNG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____
NOTARY PUBLIC

My Commission Expires:
7-13-94

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER IS $300,000.

Sworn and subscribed to before me this 6th day of June, 1991.

NOTARY PUBLIC

My Commission Expires:

1-23-94

This instrument was prepared by:
PATRICIA R. YOUNG
LEVINE, MATTSON, ORR & YOUNG
210 Third Avenue North
P. O. Box 2708
Nashville, Tennessee 37219-0708

soucap/219/deed.hdr
0603

EXHIBIT A
TO WARRANTY DEED

PROPERTY DESCRIPTION

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 degrees 06' W, 201.76 feet from the northerly margin of Church Street;

Thence, leaving said westerly margin S 52 degrees 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 degrees 53' W, 23.42 feet in width;

Thence, with said easterly margin N 52 degrees 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 degrees 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 Southern Capital Holdings by Warranty Deed from Citizens Fidelity Bank and Trust Company of record in Book 8368, page 133, Register's Office for Davidson County, Tennessee.

20057

INSTRUMENT NO

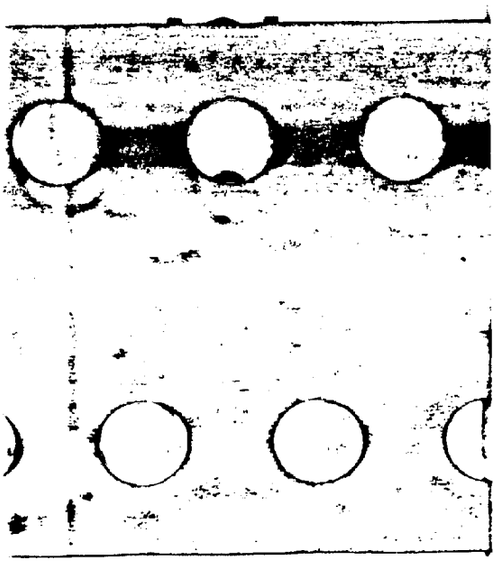
JUN 6 11 15 AM '91

PICK-UP

1289 06/06 0101 03CHECK 1000.00

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

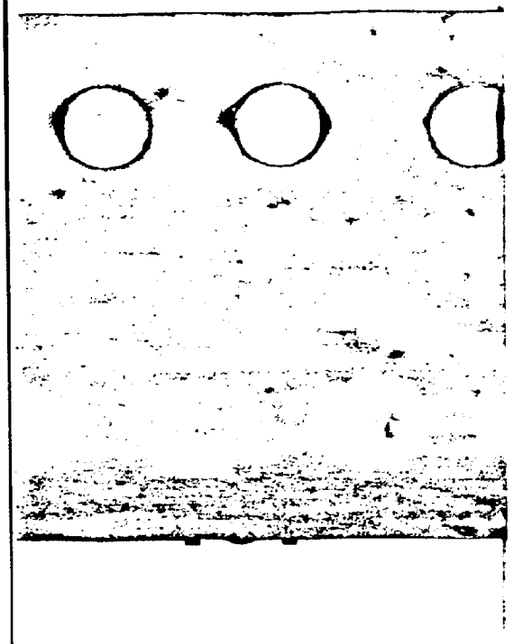
BOOK 8368 PAGE 221

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	
	300000.00
CON TX	990.00
PRFEE	1.00
WDEED	9.00
TOTAL	1000.00
CHECK	1000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/06/91 11:15 0001 1289



20057

IDENTIFICATION REFERENCE

JUN 6 11 15 AM '91

No. 428362