Bot 26

This Instrument Was Prepared By:
William R. O'Bryan, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 8426 PAGE 91

Address New Owner(s):
Tenth Street C.I., Inc.
2107 College Boulevard
Suite 1310
Overland Park, KS 66710-1891

Send Tax Bills to:
New Owner

Map: 93-5
Parcel: 185

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, BROADWAY CORPORATION, a Tennessee corporation (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to TENTH STREET C.I., INC., a Tennessee corporation (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

BEING a parcel of land in the First Civil District of Davidson County, Tennessee, located in the northeast quadrant of Broadway and Tenth Avenue North, being the property deeded to ALTAIR Corporation by deed of record in Book 4164, page 342, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at the point of Intersection of the northerly margin of Broadway and the easterly margin of Tenth Avenue North;

THENCE with said margin of Tenth Avenue North North 27° 16' West, 325.78 feet to the southwest corner of the Sunday School Board of the Southern Baptist Convention, Inc., of record in Book 2499, page 389, Register's Office for Davidson County, Tennessee;

THENCE, leaving said margin North 62° 27' East, 185.89 feet to the southeast corner of the Sunday School Board of the Southern Baptist Convention of record in Book 2494, page 145, Register's Office for Davidson County, Tennessee;

THENCE, South 27° 13' East, 115.17 feet to a point in the westerly line to J. Fred Hathcock of record in Book 1286, page 622, Register's Office for Davidson County, Tennessee;

THENCE, leaving said Hathcock's line and with the northerly line of Ridgefield Realty Company of record in Book 4218, page 221, Register's Office for Davidson County, Tennessee, South 62° 25' West, 75.00 feet;

THENCE, with Ridgefield's westerly line South 27° 27' East, 210.50 feet to the northerly margin of Broadway;

THENCE, with said margin of Broadway South 62° 25' West, 111.5 feet to the point of beginning.

CONTAINING 44,811 square feet, or 1.03 acres, more or less.

Being the same property conveyed to Broadway Corporation by order of the U.S. Bankruptcy Court for the Middle District of Tennessee of record in Book 7784, page 872, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Rights or claims of parties in possession.

2. Unrecorded easements, if any, on, above or below the surface; and any discrepancies or conflicts in boundary lines or shortage in areas or encroachments, which a correct survey or an inspection of the premises would disclose.

3. General or special taxes and assessments required to be paid in the year 1991 and subsequent years.

   State and county taxes for the year 1991, a lien, but not yet due and payable.

4. Deed of Trust executed by Broadway Corporation to Joseph H. Huie, Trustee, of record in Book 7767, page 971, Register's Office for Davidson County, Tennessee, dated February 6, 1989, to secure to Metro North State Bank, an indebtedness in the amount of $3,700,000.00, and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest and service fee. (See instrument for complete terms and conditions as well as possible rights and options of the mortgagee, including rights respecting assumption of the debt secured thereby.)

   Modification Agreement of record in Book 7940, page 327, Register's Office for Davidson County, Tennessee.

   Second Modification Agreement of record in Book 8370, page 913, said Register's Office.

   Unrecorded third modification to deed of trust in favor of Metro North State Bank to secure repayment of $30,000.00

5. UCC-1 Financing Statement filed in Book 7767, page 991, said Register's Office, against Broadway Corporation, debtor by Metro North State Bank, Secured Party.

6. UCC-1 Financing Statement filed in Secretary of State's Office, file no. 622431, debtor Broadway Corporation, secured party, Metro North State Bank.

7. Assignment of Leases, Rents and Profits of record in Book 7767, page 994, Register's Office for Davidson County, Tennessee.

8. Financing Statements executed by Broadway Corporation to RCA Service Company (the secured party) and General Electric Capital Corp. (as assignee of secured party) of record in Book 7784, page 868 and 870, Register's Office for Davidson County, Tennessee, to secure $149,932.00.

9. The survey of Barge, Waggoner, Sumner and Cannon, by William C. Watson, Licensed Surveyor, dated December 28, 1988, revised February 3, 1989, and Surveyor's Report dated December 28, 1988, file no. 5684-02, shows:

   (1) A sign encroaches onto the right-of-way of Tenth Avenue along the western boundary line.

   (2) The concrete portion of the pool and gate encroaches onto the leased property to the south of the herein described property.

   (3) Overhead wires on property in the southeast corner.

   (4) Concrete wall encroaches onto the adjacent property in the northeast corner.

   (5) The surveyor's report notes that sewer and water service lines serve the property described herein.

This is improved property known as 920 Broadway, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21 day of August, 1991.

BROADWAY CORPORATION

By: George B Blank

Title: President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gary B Clark with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged (him/her)self to be President of Broadway Corporation, the within named bargainor, a corporation, and that (he/she) as such President, being authorized so to to, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by (him/her)self as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 21st day of August, 1991.

Brenda G. Bentley
Notary Public

My Commission Expires: July 23, 1994

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4,996,236.65.

David J. Cole
Affiant

Subscribed and sworn to before me, this 21st day of August, 1991.

Brenda G. Bentley
Notary Public

My Commission Expires: July 23, 1994

4101.5

IDENTIFICATION REFERENCE

Aug 22 3 42 PM '91

5834 08/22 0101 03CHECK 18498.94

7:BGB0820914.WP



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8426 PAGE 95

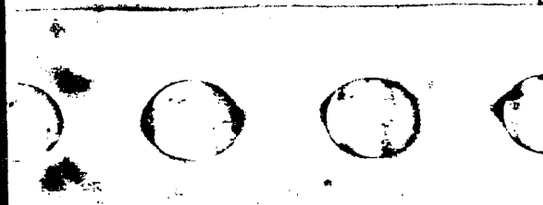


CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

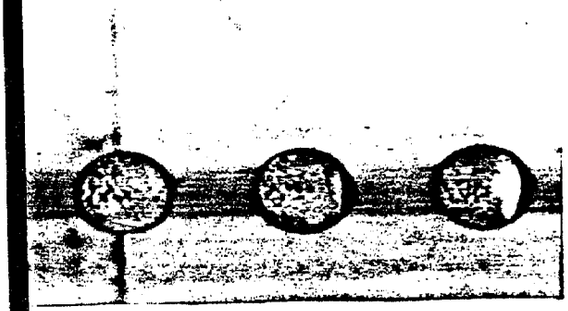
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 4996236.65
CON TX 18485.94
PRFEE 1.00
WDEED 12.00
TOTAL 18498.94
CHECK 18498.94

08/22/91 01 15:43 0001 5834



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



4101.5.

IDENTIFICATION REFERENCE

Aug 22 3 42 PM '91

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

No. 452344