BOOK 8432 PAGE 322

Prepared By:
NEAL & HARWELL
2000 One Nashville Place
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Factory Street Corporation 2000 One Nashville Place Nashville, Tennessee 37219	Charles Baker, Jr. 1501 2nd Avenue Tampa, FL 33605	105-8 249

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 of which is hereby acknowledged, AVERITT PROPERTIES, INC., a Tennessee corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto FACTORY STREET CORPORATION, a Tennessee corporation, the GRANTEE herein, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

See attached Exhibit A for legal description of property conveyed.

TO HAVE and to HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered.

GRANTOR further covenants and binds itself, its successors and representatives to warrant and defend the title to the said land to the GRANTEE, its heirs, assigns and successors, against the lawful claims of all persons whomsoever.

Witness my hand this 30th day of August, 1991, as the authorized officer of such corporate party.

AVERITT PROPERTIES, INC.
("Grantor")

By: Robert L Baker

Title: Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, ROBERT L. BAKER, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be SECRETARY of AVERITT PROPERTIES, INC., the bargainor, a corporation, and that ROBERT L. BAKER as such SECRETARY being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such SECRETARY.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 30th day of August, 1991.

Jean C. Moore
Notary Public

My Commission Expires:
11-21-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ~~$485,000.00~~ $492,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of August, 1991.

Janice L. Lewis
Notary Public

My Commission Expires:
~~8-19-94~~ 9-24-94

433660

AUG 30 1 03 PM '91

PICK-UP

1749.00

/KMForms/Averitt.Warranty

EXHIBIT "A"

Land being in the First Civil District of Nashville, Davidson County, Tennessee, at the northeast corner of Geyser Street and Culvert Street, lying generally south of the Trevecca Nazarene College and is more particularly described as follows:

Beginning at a concrete monument in the southerly right-of-way of Factory Street as relocated by Metro Nashville Department of Public Works, Project No. 78-R-20); said monument being 25' right of station 12+11.82 on said project:

Thence, southeasterly with said right-of-way along a curve to the left having a delta of 2° 01' 43", a radius of 597.96', an arc length of 21.17', and the chord being S 49° 48' 31" E - 21.17' to a concrete monument at the northwest corner of George K. King (Deed Book 7298, page 450, R.O.D.C.);

Thence, leaving Factory Street right-of-way with Kings' west line, S 3° 53' 27" W - 325.87' to an iron pin in the north right-of-way of Culvert Street, this also being Kings' southwest corner, and the southeast corner of this tract;

Thence, leaving King and running with the north right-of-way of said Culvert Street, N 79° 39' 40" W - 505.75' to a concrete monument at a new corner marking the P.C. of a radius return turning onto Geyser Street;

Thence, leaving Culvert Street around the radius return to the right having a delta of 83° 32' 40", a radius of 25.00', an arc length of 36.45', and the chord being N 37° 53' 20" W - 33.31' to a concrete monument on the recently dedicated right-of-way line of Geyser Street;

Thence, with said new right-of-way, N 3° 53' 00" E - 489.24' to an iron pin in the old right-of-way as set out in the aforementioned Metro Project No. 78-R-20;

Thence, with the old right-of-way, S 84° 59' 53" E - 9.24' to an iron pin;

Thence, continuing with Geyser Street, N 5° 00' 07" E - 59.24' to an iron pin at a point marking the P.C. of a radius return turning onto Factory Street;

Thence, leaving Geyser Street around said radius return to the right having a delta of 117° 22' 27", a radius of 40.00' an arc length of 81.94', and the chord being N 63° 41' 21" E - 68.35' to an iron pin on the southerly right-of-way of Factory Street;

Thence, with said Factory Street right-of-way along a curve to the right having a delta of 8° 49' 46", a radius of 547.96', a arc length of 84.44', and the chord being S 53° - 12' 33" E - 84.36' to a concrete monument;

Thence, continuing with said southerly right-of-way, S 48° 47' 40" E - 462.03' to the Point of Beginning and containing 5.89 acres, more or less.

Being the same property conveyed to Averitt Properties, Inc. by deeds of record in Book 8206, page 96; Book 8206, page 93; Book 8192, page 522; Book 8053, page 250; Book 8191, page 758; Book 8201, page 866; Book 8206, page 106; Book 8206, page 103; Book 8215, page 58; Book 8215; page 52, all in Register's office for Davidson County, Tennessee.

Such description is prepared from survey by Kevin A. Edmonson, (Tenn. No. 1515), dated 8/26/91.



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

RECEIVED OF _____

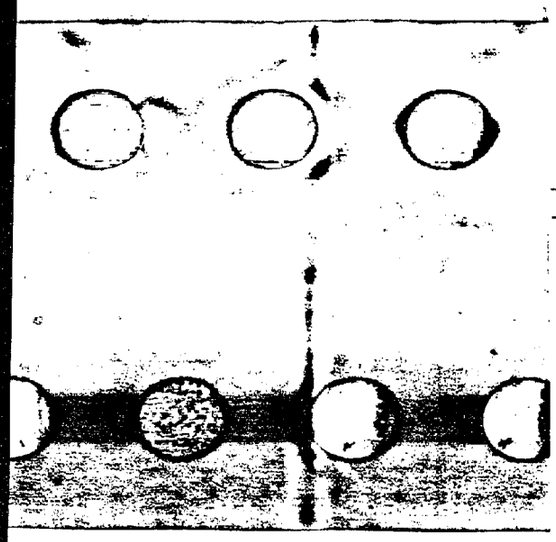
FOR _____

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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	
				470000.00
			CON TX	1739.00
			PRFEE	1.00
			WDEED	9.00
			TOTAL	1749.00
			CHECK	1749.00
08/30/91	01	13:07	0001	853(

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



43360

IDENTIFICATION REFERENCE

AUG 30 1 03 PM '91

No. 455005