Box 6 D+E
MTL

BOOK 8639 PAGE 450

FROM: GARY MCDANIEL

TO: MAX INVESTMENTS

THIS INSTRUMENT PREPARED BY:
DEARBORN & EWING, ATTORNEYS
NATIONSBANK PLAZA, SUITE 1200
414 UNION STREET
NASHVILLE, TENNESSEE 37219-1777

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Max Investments	SAME	Map 97
c/o Investment Realty Associates		Parcel 141
Suite 302, 1102 17th Avenue South		
Nahville, Tennessee 37212		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $195,000.

Affiant

Subscribed and sworn to before me, this the 12 day of June, 1992.

Notary Public

My Comm. Expires: March 25, 1995

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Gary McDaniel, hereinafter called "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Max Investments, a South Carolina limited partnership, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is unimproved property located at the northwest corner of Bell Road and Old Hickory Boulevard.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. 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.

21206/DWJ
WFT015-00026/ 5/29/92

THE SUBJECT PROPERTY CONVEYED HEREIN IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR.

WITNESS my hand this 15th day of June, 1992.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary McDaniel, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15th day of June, 1992.

Sandra J Abernathy
NOTARY PUBLIC

My Commission Expires: March 25 1995

21206/DWJ
WFT015-00026/ 5/29/92

EXHIBIT "A"

A tract of land situated at the intersection of Bell Road, formerly known as Pleasant Hill Road, and Old Hickory Boulevard in the Fourth Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the division property line between lands now or formerly owned by J. M. Yearwood, et ux, and lands owned by the United States of America, said point being located North 80 degrees 27' West 35 feet, more or less, from a railroad spike set in the center of Old Hickory Boulevard and said point is the northeast corner of lands herein described; thence from the beginning along the north right-of-way line of Bell Road as it meanders severing lands of said United States of America in a Southerly, Westerly, and Northwesterly direction 1,120 feet, more or less, to a point in said Yearwood's line; thence with Yearwood's line South 80 deg. 27' East 750 feet, more or less, containing four and forty-two hundredths (4.42) acres, more or less.

Being the same property conveyed to Gary McDaniel by deed from Cook Inlet Region, Inc., of record in Book 8639, page 442, Register's Office for Davidson County, Tennessee.

PERMITTED ENCUMBRANCES

Covenants, conditions and restrictions set forth in restrictions recorded in Book 8639, page 446, Register's Office for Davidson County, Tennessee.

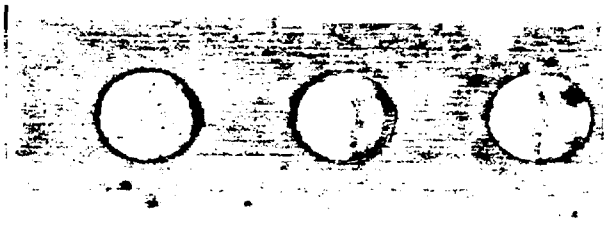
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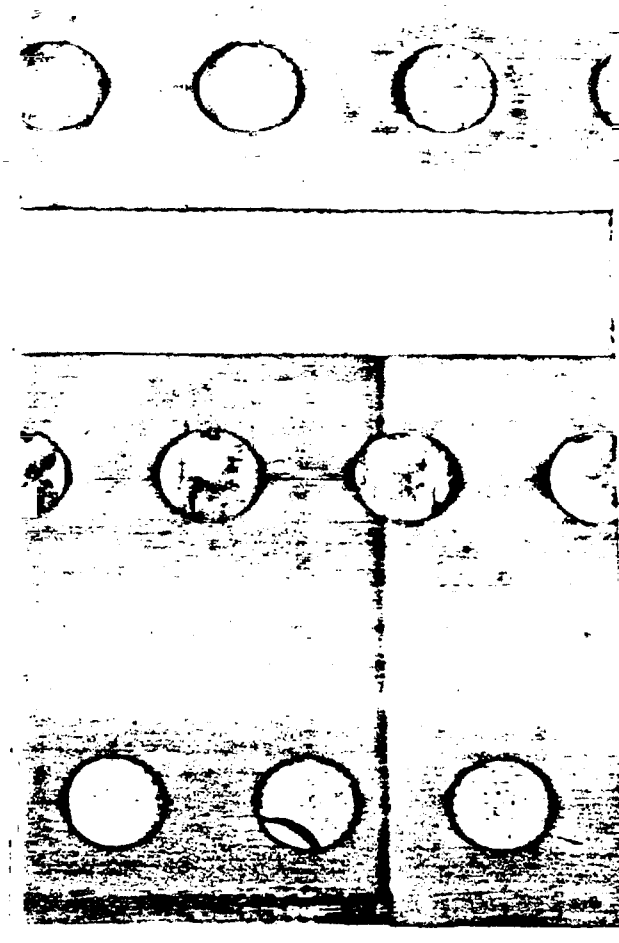
IDENTIF. TREFERENCE

JUN 1 2 55 PM '92

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY TN.

6505 06/01 0101 03CHECK 731.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8639 PAGE 453

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 195000.00
CON TX 721.50
PRFEE 1.00
WDEED 9.00
TOTAL 731.50
CHECK 731.50

06/01/92 01 14:52 0001 6505

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15083

IDENTIF. REFERENCE

JUN 1 2 55 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 536314