THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $326,000.00

Erwin C. Hardison

Affiant

Subscribed and sworn to before me this the 22nd day of September, 1993.

Notary Public

My Commission Expires: 8-4-96

NOTARY PUBLIC STATE OF TENNESSEE CRAIG

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tune-Hardison Joint Venture 2821 Lebanon Road, Suite 102 Nashville, Tennessee 37214	Same	Map 096-01-0 Parcel 069.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, **2821 Lebanon Road Joint Venture, a Tennessee Joint Venture composed of J. Gary Allen and Teddy Bart d/b/a Fiddler Investment Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey **unto Tune-Hardison Joint Venture, a Tennessee Joint Venture composed of Johnny R. Tune and Erwin C. Hardison, III,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A parcel of land in Davidson County, Tennessee, more particularly described as follows, according to a survey dated January 1, 1978, by Southern Land and Associates, Inc.:

Beginning at an iron pin in the northeast corner of Parcel 68 at the south right-of-way of Lebanon Pike; thence South 69 degrees 38 minutes 0 seconds East 28.70 feet along the southerly right-of-way of Lebanon Pike to the point of curvature of Lebanon Pike; thence along said curve with a radius of 512.56, a distance of 91.11 feet with a chord distance of 90.99 and a bearing of South 75 degrees 44 minutes 20 seconds East to an iron pin set; thence South 5 degrees 37 minutes 12 seconds West 285.47 feet to an iron pin placed; thence North 85 degrees 06 minutes 02 seconds West 115.48 feet to an iron pin found; thence North 05 degrees 12 minutes 00 seconds East 307.91 feet to the south side of Lebanon Pike and the point of beginning.

This legal description is the same as in previous deeds of record.

Being the same property conveyed to 2821 Lebanon Road Joint Venture, a Tennessee Joint Venture composed of J. Gary Allen, Walter L. Timmons, Jr., Terrance L. Cobb and Teddy Bart d/b/a Fiddler Investment Company by deed from Alan L. Saturn, Trustee, of record in Book 610, Page 992, Register's Office for Davidson County, Tennessee, Terrance L. Cobb having since conveyed his interest to 2821 Lebanon Road Joint Venture, a Tennessee Joint Venture composed of J. Gary Allen, Walter L. Timmons, Jr. and Teddy Bart d/b/a Fiddler Investment Company by deed of record in Book 7624, Page 669, said Register's Office and Walter L. Timmons, Jr. having since conveyed his interest to 2821 Lebanon Road Joint Venture, a Tennessee Joint Venture composed of J. Gary Allen and Teddy Bart d/b/a Fiddler Investment Company by deed of record in Book 8649, Page 294, said Register's Office.

J. Gary Allen and Teddy Bart d/b/a Fiddler Investment Company being the entire joint venturers of 2821 Lebanon Road Joint Venture, a Tennessee Joint Venture.

1992 real property taxes have this day been prorated and 1993 and subsequent year's taxes shall be the responsibility of the Grantee.

Subject to an agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 5613, Page 221, Register's Office for Davidson County, Tennessee; subject to agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 5580, Page 43, said Register's Office; subject to driveway and water line easement between Alan L. Saturn, Trustee and Mark A. Parrish dated July 19, 1985, of record in Book 6610, Page 985, said Register's Office.

The Grantee herein expressly assumes that certain deed of trust from Alan L. Saturn, Trustee, to Howard F. Butler, Trustee, to secure to Founders Security Life Insurance Company of record in Book 5374, Page 772, Register's Office for Davidson County, Tennessee, and shall be responsible for all future payments owing thereunder and join in this instrument to acknowledge the same.

The aforedescribed tract of land is not the principal place of residence of the Grantor herein or its joint venturers.

This is improved property known as 2821 Lebanon Road, Nashville, Tennessee 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, its successors and assigns, forever; and it does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above, and it does further covenant and bind itself, its successors and assigns, 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22nd day of September, 1992.

2821 LEBANON ROAD JOINT VENTURE, A Tennessee Joint Venture

By: J. GARY ALLEN, Joint Venturer

By: TEDDY BART d/b/a FIDDLER INVESTMENT COMPANY, Joint Venturer

TUNE-HARDISON JOINT VENTURE, A Tennessee Joint Venture

By: JOHNNY R. TUNE, Joint Venturer

By: ERWIN C. HARDISON, III, Joint Venturer

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 J. Gary Allen and Teddy Bart, being all of the joint venturers of 2821 Lebanon Road Joint Venture, a Tennessee Joint Venture, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 22nd day of September, 1992.

NOTARY PUBLIC

My Commission Expires: 8-4-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

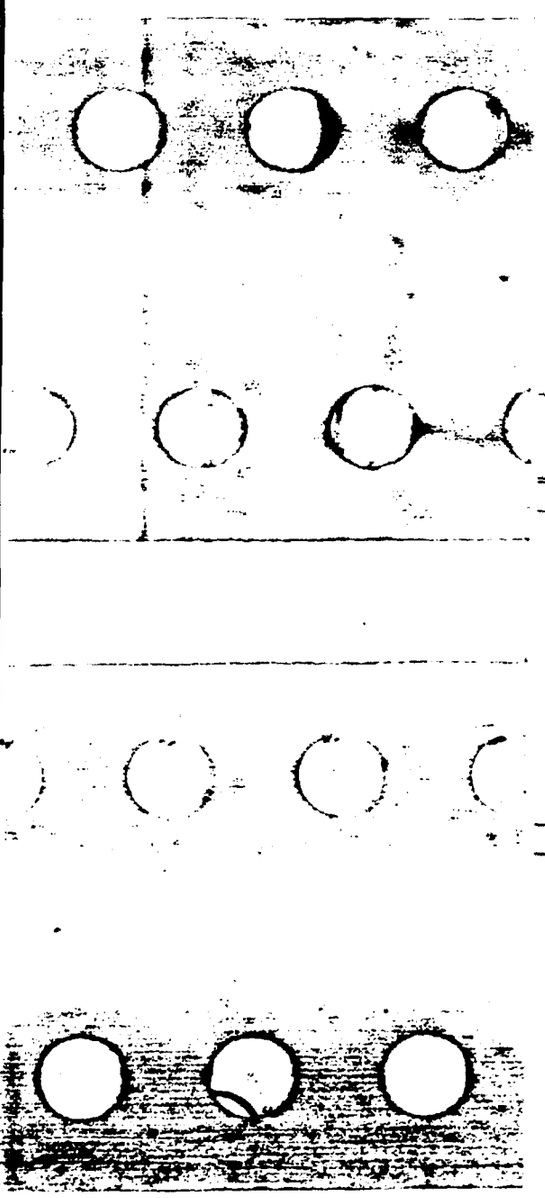
Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Johnny R. Tune and Erwin C. Hardison, III, being all of the joint venturers of Tune-Hardison Joint Venture, a Tennessee Joint Venture, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 22nd day of September, 1992.

NOTARY PUBLIC

My Commission Expires: 8-4-96

4807.9
IDENTIFICATION REFERENCE
SEP 23 2 33 PM '92
W. J. WILSON II REGISTER
DAVIDSON COUNTY, TN
PICK-UP
9271 09/23 0101 03CHECK 1219.20



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
			CAM1	
				326000.00
			CON TX	1206.20
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1219.20
			CHECK	1219.20
09/23/92	01	14:33	0001	9271

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48079

IDENTIFICATION REFERENCE

SEP 23 2 33 PM '92

DAVIDSON COUNTY, TN

No. 572887