STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $272,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of December, 1992.

Notary Public

My Commission expires: 7-6-95

This instrument prepared by:
Joseph Martin, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN
P. O. Box 198888
230 Fourth Avenue North
Nashville, TN 37219

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Number
Kenner Avenue Holding Corp., Inc. 100 KENNER AVENUE NASHVILLE, TN 37221	SAME	103-15-029 7DA 09385

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GRACE'S, INC.**, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KENNER AVENUE HOLDING CORP., INC.**, hereinafter called the Grantee, its successors and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly parts of Lots 1 and 2 on the Map of Bransford Company's Subdivision of Lots 4 and 5 of Kenner Manor Subdivision, of record in Book 421, page 155, Register's Office for Davidson County, Tennessee.

Said parts of said Lots adjoin and front together 68.5 feet on the northeasterly side of Kenner Avenue and run back between lines, 205.5 feet, more or less, on the northwesterly line of Lot 1 and 197.22 feet, more or less, on the southeasterly line of Lot No. 2 to a dead line in the rear, measuring 80 feet, more or less, thereon, said dead line being the southwesterly line of the property conveyed to the City of Nashville, by deed of record in Book 2031, page 7, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grace's Realty Corporation, by deed from Charles R. Bagwell and wife Agnes Brewton Bagwell, of record in Book 4405, page 774, Register's Office for Davidson County, Tennessee; Grace's, Inc. being successor by merger to Grace's Realty Corporation as evidenced by Articles of Merger of Domestic Subsidiary Corporation Into Grace's, Inc., of record in Book 5056, page 959, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Sewer Easement conveyed by Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board to Grace's Realty Company, of record in Book 4457, page 514, Register's Office for Davidson County, Tennessee.

2. Permanent easement and right-of-way for electric lines for ingress and egress conveyed to the City of Nashville, as set forth in Book 2031, page 7, Register's Office for Davidson County, Tennessee.

3. Matters shown on the plan of record in Book 421, page 155, Register's Office for said County.

4. Matters shown on survey of Campbell Surveying Co., Inc. dated November 28, 1992, Kenneth W. Morton, R.L.S. No. 623, Order No. 50-22-4, 2424 21st Avenue, South, Suite 201, Nashville, Tennessee 37212.

This is improved property known as 100 Kenner Avenue, Nashville, TN 37205.

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 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, unless otherwise herein set out; and further covenants 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. 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.

WITNESS our hand this 4th day of December, 1992.

GRACE'S, INC., a Tennessee corporation

By: Vance R. Trammell
Vance R. Trammell, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VANCE R. TRAMMELL**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 4th day of December, 1992.

Notary Public

My Commission Expires: 9-1-96

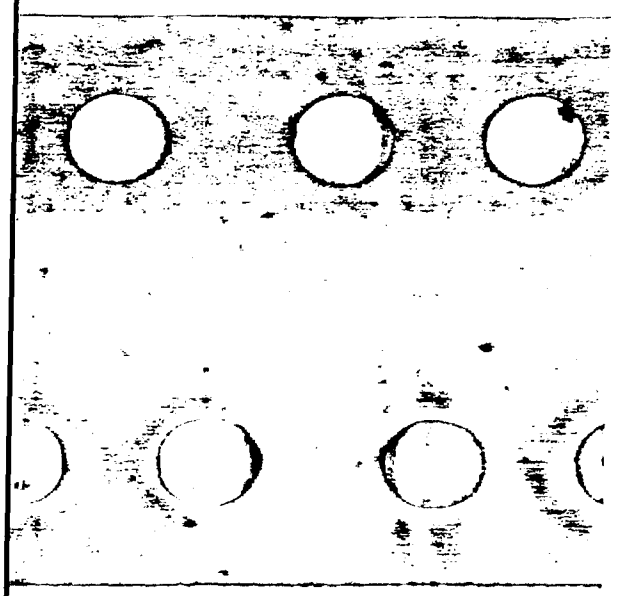
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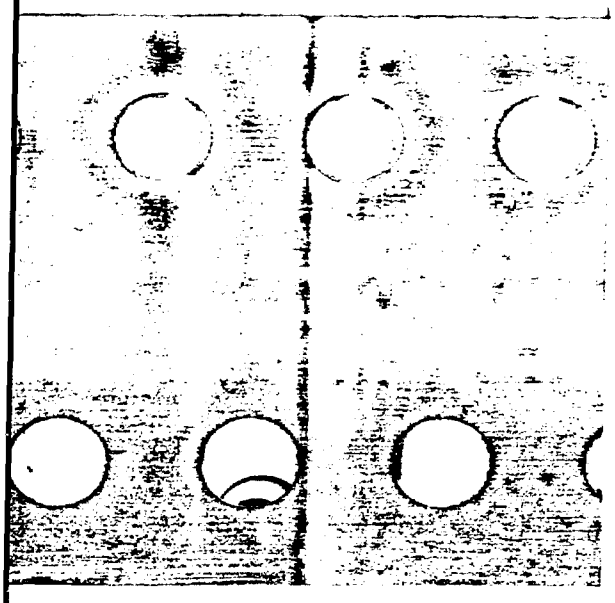
IDENTIFICATION REFERENCE

Dec 4 1 23 PM '92

DAVIDSON COUNTY, TN

8434 12/04 0101 03CHECK 1015.40





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8805 PAGE 302

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	
				272000.00
			CON TX	1006.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1015.40
			CHECK	1015.40

12/04/92 01 13:26 0001 8434

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7086.5.

IDENTIFT REFERENCE

DEC 4 1 28 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 597682