Box 57
JNP

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Address New Owner as follows: Elliot S. Greenberg and Ronald D. Gross, Trustees
1400 Third Ave. South
Nashville, Tn. 37210

Send tax bills to: Same

Map-Parcel: Map 105-7 Par. 469

WARRANTY DEED

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, **FW, INC.**, a Tennessee corporation (hereinafter called Grantor) has bargained and sold, and by these presents does transfer and convey, unto **ELLIOT S. GREENBERG, TRUSTEE FOR THE GREENBERG FAMILY REAL ESTATE TRUST AND RONALD D. GROSS, TRUSTEE FOR THE GROSS FAMILY REAL ESTATE TRUST** (hereinafter collectively called Grantees), as equal tenants in common, with each having an undivided one-half interest, Grantees' successors and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

See Exhibit A attached hereto and incorporated herein by reference

5136 12/23 0101 03CHECK 2144.50

TO HAVE AND TO HOLD the said tract of land, as equal tenants in common, with each having an undivided one-half interest, together with the improvements thereon and the appurtenances, easements, estate, title and interest thereto belonging to the said Grantees, Grantees' successors, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantees that it is lawfully seized and possessed of said property, that it has a good right to convey it, and that the same is unencumbered except for those matters set forth on Exhibit "B" attached hereto and incorporated herein by reference, to all of which this conveyance is made subject.

AND GRANTOR further covenants and binds itself, its successors, assigns and representatives to warrant and forever defend the title to said property to the said Grantees, Grantees' successors, representatives and assigns, against the lawful claims of all persons whomsoever except as to those matters to which this conveyance made subject.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 day of December, 1992.

FW, INC.

By: James M. Fischer
JAMES M. FISCHER, JR.
Chairman of the Board and
Secretary

7.6.7.7.0

IDENTIFICATION

DEC 23 3 32 PM '92

WILLIAM X. WILSON II REGISTER
DAVIDSON COUNTY, TN

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 JAMES M. FISCHER, JR., with whom I am personally acquainted (or proved to me on satisfactory evidence), and who, upon oath, acknowledged himself to be the Chairman of the Board and Secretary of FW, Inc., the bargainor, a Tennessee corporation, and that he as such Chairman of the Board and Secretary, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as such Chairman of the Board and Secretary.

WITNESS my hand and official seal at Nashville, Tennessee, on this 21 day of December, 1992.

Yvonne Norman
NOTARY PUBLIC

My commission expires: 11-27-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $575,000.00.

AFFIANT

Sworn to and subscribed before me this 23 day of December 1992.

Tammy B. Cook
NOTARY PUBLIC

My commission expires: 5-23-94

This instrument was prepared by:
John N. Popham
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

EXHIBIT A

Being two tracts of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the northeast quadrant of the intersection of Fourth Avenue South and Carney Street and being more particularly described as follows:

Tract I

Beginning at a concrete monument in the easterly margin of Fourth Avenue South, said monument being in the northerly margin of Carney Street;

THENCE, with said easterly margin of Fourth Avenue South, N 43° 35' 00" N, 555.73 feet to a point in the southwest corner of J.O. Maddux of record in Book 5476, Page 862, R.O.D.C., said point being in the centerline of Gray Street, closed by Council Bill 081-497;

THENCE, with said centerline, N 46° 43' 00" E, 220.11 feet to a point in the westerly margin of CSX Transportation Railroad;

THENCE, with said westerly margin, S 62° 30' 45" E, 587.79 feet to a point in the northerly margin of Carney Street;

THENCE, with said northerly margin, S 46° 36' 56" W, 410.79 feet to the point of beginning;

Containing 175,222 square feet or 4.02 acres, more or less.

Tract II

Beginning at a point in the northerly margin of Carney Sreet, said point being 24.1 feet west of the centerline of CSX Transportation Railroad;

THENCE, with northerly margin of Carney Street, S 46° 36' 56" 80.31 feet to a point, said point being the southeast corner of above described Tract I;

THENCE, with easterly line of Tract I, N 62° 30' 45" W, 587.79 feet to a point in the southerly line of J.O. Maddux;

THENCE, N 46° 43' 00" E, 78.73 feet to a point, said point being 25.6 feet westerly of the centerline of CSX Transportation Railroad;

THENCE, S 62° 39' 46" E, 588.18 feet to the point of beginning;

Containing 44,142 square feet or 1.01 acres, more or less.

Being the same property conveyed to FW, Inc., a Tennessee corporation, by Warranty Deed from Clark Hardware Company, a Tennessee corporation, of record in Book 8071, page 745, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the years 1992 and subsequent years.

2. Terms and conditions of an agreement between Clark and Company and the Board of Zoning Appeals of the City of Nashville, of record in Book 1944, page 26, said Register's Office.

3. Easement for spur track along the northeasterly boundary as shown on survey dated April 15, 1969, by Alley & Brown Engineers.

4. Title to do that part of the property lying within the bounds of the Louisville & Nashville Railroad Chartered right of way, as shown on survey by Allen & Brown, Engineers, Dated April 15, 1969.

5. Rights of others in and to that portion of Gray Street abandoned by Metropolitan Council Bill No. 081-497.

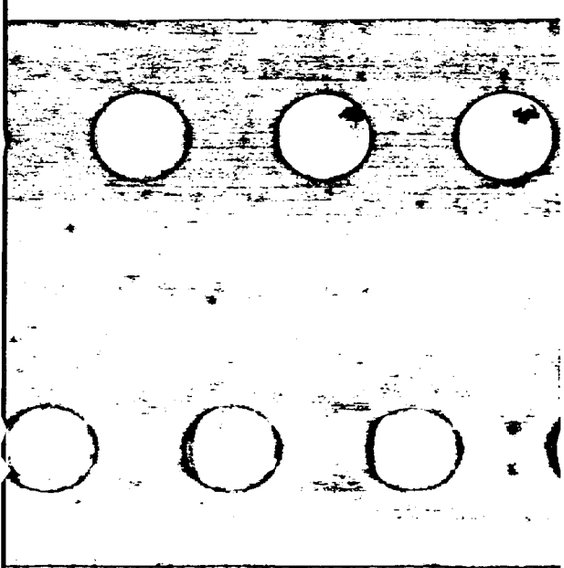
6. Easements retained by the Metropolitan Government of Nashville and Davidson County, Tennessee, in Metropolitan County Council Bills No. 68-665, 69-794, and 081-497.

7. All matters shown on survey by Barge, Waggoner, Sumner & Cannon, dated March 15, 1990, Revised March 23, 1990, and reinspected and updated October 23, 1992, File No. 12014.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



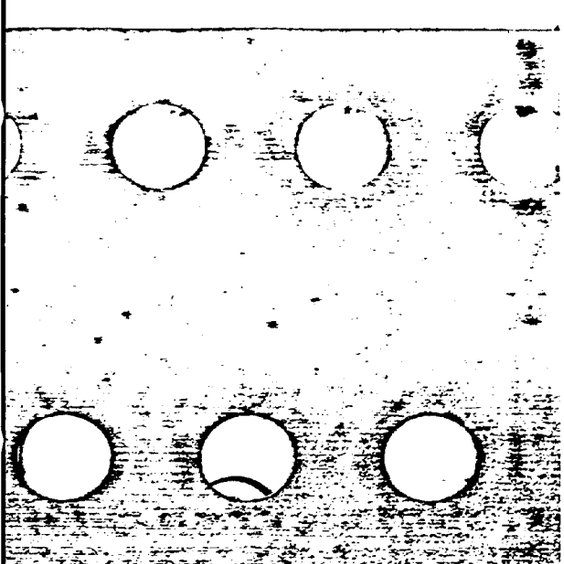
RECEIVED OF _____

FOR _____

BOOK 8823 PAGE 194

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 575000.00
CON TX 2127.50
PRFEE 1.00
WFEE 16.00
TOTAL 2144.50
CHECK 2144.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/23/92 01 15:30 0001 5136

7.6.7.7.0.

IDENTIFICATION REFERENCE

Dec 23 3 32 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 604277