STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

PRESIDENT SOR PAR
AFFIANT

Subscribed and sworn to before me, this the 15th day of January, 1993.

NOTARY PUBLIC
COMMISSION EXPIRES: July 23, 1996

THIS INSTRUMENT WAS PREPARED BY: Herbert L. Buchanan, Jr.
300 Hundred Oaks Tower
Nashville, TN 37204-3669

ADDRESS NEW OWNER:

Sunpar, Inc.
820 Palmer Place
Nashville, TN 37203

SEND TAX BILLS TO:

Same

MAP-PARCEL NUMBERS:

Map 93-10
Parcels 36, 37, 45
Field Book Nos. 7WO4700, 7WO5900, 7WO5890

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, James E. Freeman, Trustee, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Sunpar, Inc., hereinafter called the Grantee, it's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT 1

810 10th Avenue, South, Nashville, Tennessee, further described as being part of Lot "C" on the Map of Palmer Place, as of record in Book 57, Page 117, Register's Office for said County described as follows:

Beginning on the northerly margin of Palmer Place at the southwest corner of part of Lot "C" conveyed to J. K. Winters by deed from John P. Harris, Sr., et al, as of record in Book 939, Page 697, said Register's Office; thence with Winter's westerly line, northwardly 80 feet to the southerly margin of an alley;

thence with said alley, westwardly 40 feet to the easterly margin of another alley; thence with said last mentioned alley, southwardly 80 feet to the northerly margin of Palmer Place; thence with the margin of the same, eastwardly 39.3 feet to the beginning.

TRACT 2

813 Lea Avenue, Nashville, further described as being the westerly 40 feet of Block "B" on the Plan of Palmer Place, as of record in Book 57, Page 117, Register's Office for said County, said part of Block "B" fronts 40 feet on the southerly side of Lea Avenue and runs back between parallel lines, with the easterly margin of an alley, 80 feet to an alley in the rear.

Being the same property conveyed to Joseph F. Duncan and Charles Brooks III by Warranty Deed from Central Cumberland Corporation of record in Book 5781, Page 705, Register's Office of Davidson County, Tennessee.

TRACT 3

Being all of Block "A" on the Plan of Palmer Place of record in Book 57, Page 117, Register's Office for said County.

Said Block "A" begins at a point in the northerly margin of Palmer Place at the northwest intersection of the same and the second alley west of 8th Avenue South, said point being 406 feet, more or less, west of the westerly margin of 8th Avenue South; thence with the margin of said alley northerly 171 feet to the southwesterly intersection of said alley with Lea Avenue which point is 405 feet, more or less, west of the westerly margin of 8th Avenue South; thence with the margin of Lea Avenue westerly 200 feet to the intersection of Lea Avenue and Palmer Place; thence with the northerly margin of Palmer Place 286 feet to the point of beginning.

Being the same property conveyed to James E. Freeman, Trustee, by deed from James Alvin Crossman et ux, of record in Book 5284, Page 134, said Register's Office.

This is improved property known as: 813 Lea Avenue
Nashville, Tennessee

810 10th Avenue South
Nashville, Tennessee

815-823 Lea Avenue
Nashville, Tennessee

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, it's heirs and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that to my knowledge and belief it is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE,

it's heirs 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 18th day of January, 1993

James E. Freeman, Trustee
JAMES E. FREEMAN, TRUSTEE

Edward Van Voorhees
Edward Van Voorhees

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 E. Freeman, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 18th day of January, 1993.

Robert L. Buchanan
NOTARY PUBLIC

COMMISSION EXPIRES July 27, 1996

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 Edward Van Voorhees, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 18th day of January, 1993.

Robert L. Buchanan
NOTARY PUBLIC

COMMISSION EXPIRES July 27, 1996

84400

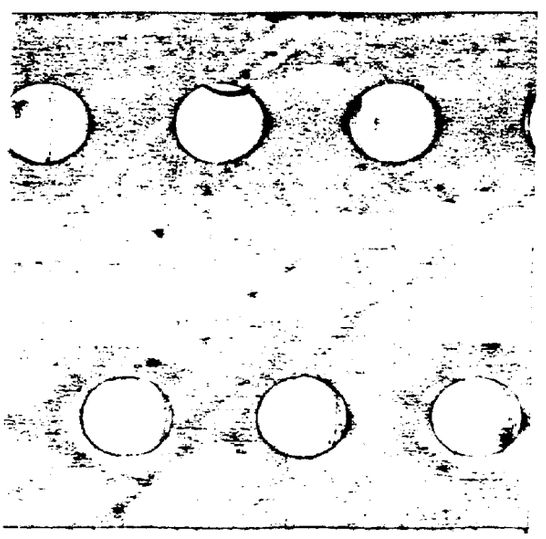
IDENTIFICATION REFERENCE

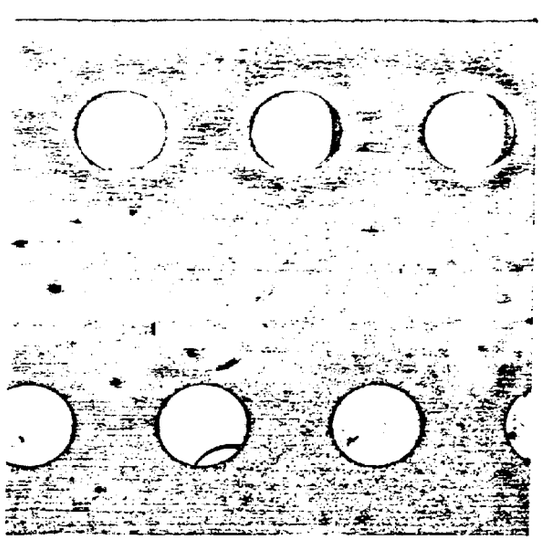
JAN 20 8 44 AM '93

DAVIDSON COUNTY, TN

PICK-UP

CHECK 1308-0





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

RECEIVED OF _____

FOR _____

BOOK 8844 PAGE 87

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	
				350000.00
			CON TX	195.00
			ERR	CO
			CON TX	195.00-
			CON TX	1295.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1308.00
			CHECK	1308.00

01/20/93 01 08:43 0001 7806

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 4 4 0 0

IDENTIFICATION REFERENCE

JAN 20 8 44 AM

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 612550