81417 BOX 38

IDENTIF. & REFERENCE

This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

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REGISTER
DAVIDSON COUNTY, TN.

Address New Owner(s):	Send Tax Bills to	Tax Information:
Hetzel Family Partners c/o Dorothea S. Hetzel 4429 Warner Place Nashville, TN 37205	New Owner	Map: 106-9 Parcel: 57

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, SECOND STREET REALTY COMPANY, a Tennessee corporation, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to HETZEL FAMILY PARTNERS, a Tennessee general partnership, (the "Grantee"), its successors and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is improved property located at 1241 Foster Avenue, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons other than set out on Exhibit "B" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer on this 2ND day of November, 1993.

SECOND STREET REALTY COMPANY,
a Tennessee corporation

By: George W. Weesner
GEORGE W. WEESNER
Treasurer

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE W. WEESNER, 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 Treasurer 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 2nd day of November, 1993.

Notary Public

My Commission Expires: 1/20/96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $342,000.00.

Dorothea S Hetzel
Affiant

Subscribed and sworn to before me,
this 2nd day of November, 1993.

Notary Public

My Commission Expires: 11/20/96

5:MJP1019934.jp

Being a tract of land in the First Civil District of Davidson County, Tennessee. Being part of Lot Nos. 1 and 2 of Burns Industrial Subdivision as of record in Book 3600, page 73, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the southerly margin of Tredco Drive, said point being the common corner of Lot Nos. 2 and 3; thence with said margin South 88° 03′ East 178.3 feet to an iron pin; thence, with a curve to the right 47.35 feet to an iron pin in the westerly margin of Foster Avenue, said curve having a radius of 30.00 feet, a central angle of 90° 26′ and a tangent distance of 30.23 feet; thence, with said margin of Foster Avenue South 2° 23′ West 238.1 feet to an iron pin; thence, leaving said margin with a fence North 88° 03′ West 206.2 feet to a concrete monument; thence, with the line between said Lot Nos. 2 and 3 North 1° 53′ East 268.4 feet to the point of beginning. Containing 55,459 square feet or 1.27 acres, more or less.

Being the same property conveyed to Second Street Realty Company, Inc., (one and the same as Second Street Realty Company) a Tennessee corporation, by deed from Gifford Investments, a general partnership composed of the John P. Gifford, Sr., Trust, George E. Gifford, John P. Gifford, Jr., and Florence Gifford Blair, Trustees of said Trust, and George E. Gifford, John P. Gifford, Jr., Florence Gifford Blair and Florence E. Gifford, each as partners and individually of record in Book 5273, page 481, corrected in Book 5283, page 90, said Register's Office.

EXHIBIT A

1. State and County taxes for the year 1993, which have been prorated and assumed by Grantee.

2. All matters appearing on the Plan of record in Plat Book 3600, page 73, Register's Office for Davidson County, Tennessee.

3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4799, page 222, Register's Office for Davidson County, Tennessee.

4. Easement for drainage of record in Book 4006, page 55, Register's Office for Davidson County, Tennessee.

5. Lease Agreement and Addendum to lease of record in Book 5273, page 485, amended in Book 5283, page 93, Register's Office for Davidson County, Tennessee.

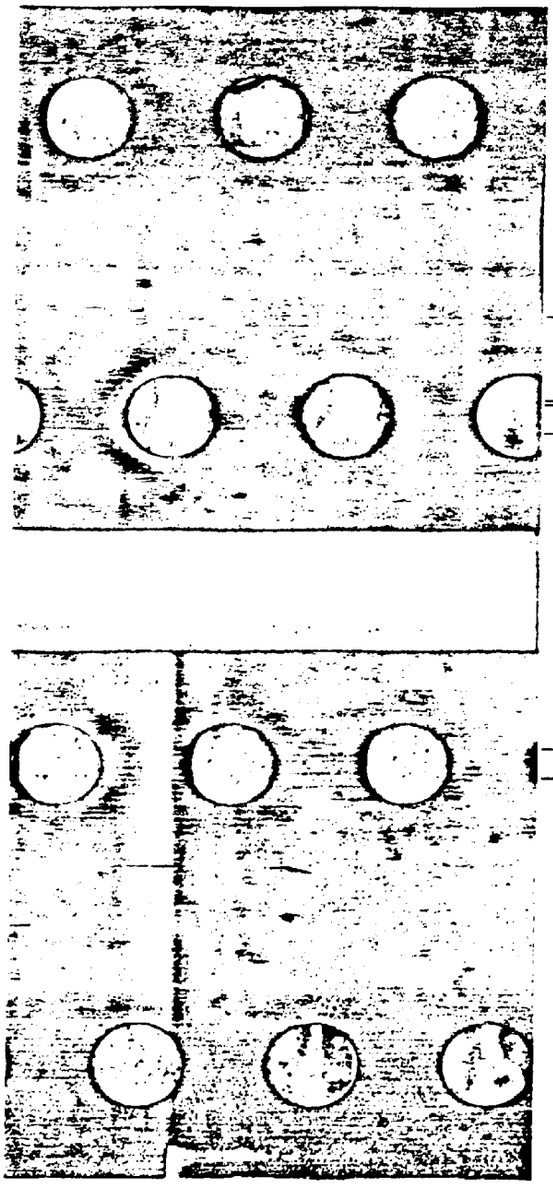
6. Cancellation of Lease and Substitution of New Lease of record in Book 5283, page 94, Register's Office for Davidson County, Tennessee.

3673 11/03 0101 03CHECK 1282.40

EXHIBIT B

Box 33

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
				CAMT 342000.00
				CON TX 1265.40
				PRFEE 1.00
				WDEED 16.00
				TOTAL 1282.40
				CHECK 1282.40
11/03/93	01			13:24 0001 3673

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81417
IDENTIF. & REFERENCE

93 NOV -3 PM 1:23
FELIX Z. WILSON, REGISTER
DAVIDSON CO., TN.

No. 717516