Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Ronald Underberg 3523 Lamar Avenue Memphis, TN 38118	Same	183-49
This instrument prepared by: Boult, Cummings, Conners & Berry (CGF) P.O. Box 198062, Nashville, Tennessee 37219		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, SVC-G, LTD., a Tennessee limited partnership ("Grantor"), has bargained and sold, and hereby transfers and conveys to RONALD UNDERBERG ("Grantee"), his heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year.

2. Deed of Trust executed by SVC-G, Ltd. to Sam D. Hodges, III, Trustee, of record in Book 7391, page 412, Register's Office for Davidson County, Tennessee, and as assigned to Columbus Life Insurance Company, of record in Book 8050, page 560, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $885,000.00.

Affiant

Subscribed and sworn to before me this 1st day of November, 1993.

Notary Public
My Commission Expires: 1/29/96

3. Assignment of Rents and Leases dated October 30, 1987 by SVC-G, Ltd. to The Columbus Mutual Life Insurance Company of record in Book 7391, page 432, said Register's Office.

4. UCC-1 Financing Statement filed by SVC-G, Ltd., as Debtor, and The Columbus Mutual Life Insurance Company, as Secured Party, of record in Book 7391, page 440, said Register's Office, and Assignment thereof to Columbus Life Insurance Company, of record in Book 8464, page 408, said Register's Office.

5. Unrecorded Lease dated January 9, 1986 by and between Southeast Venture Companies, Lessor, and Glasrock Home Health Care, Inc., Lessee, as disclosed by a Memorandum thereof of record in Book 7140, page 423, said Register's Office.

6. Unrecorded Sub-Lease by and between Glasrock Home Health Care, Inc., Sub-Lessor, and Ingersoll-Rand, Sub-Lessee.

7. Matters shown on the Plan of record in Book 6900, page 208, said Register's Office.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons.

Executed this 28th day of ~~November~~ October, 1993.

SVG-G, LTD., a Tennessee limited partnership

By: SVC, Inc. (formerly Southeast Venture Companies, Inc.), General Partner

By: George A. Volkert

Its: President

This is commercial property, known as 1500 J. P. Hennessy Drive, Antioch, Tennessee 37013.

85471/CGF
089850-243/ 10/28/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9145 PAGE 922

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared George A. Valkert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of SVC, Inc., the general partner of the within named bargainor, a Tennessee limited partnership, and that he as such President of the general partner of SVC-G, Ltd., being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as President of SVC, Inc., the general partner of SVC-G, Ltd.

Witness my hand and seal, at office in Nashville, Tennessee, this the 29th day of October, 1993.

Katherine W. Adair
NOTARY PUBLIC

My Commission Expires: 1-1-96

6224 11/09 0101 03CHECK 3291.50

83719
IDENTIF. & REFERENCE

93 NOV -9 PM 12:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

85471/CGF
089850-243/ 10/28/93

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

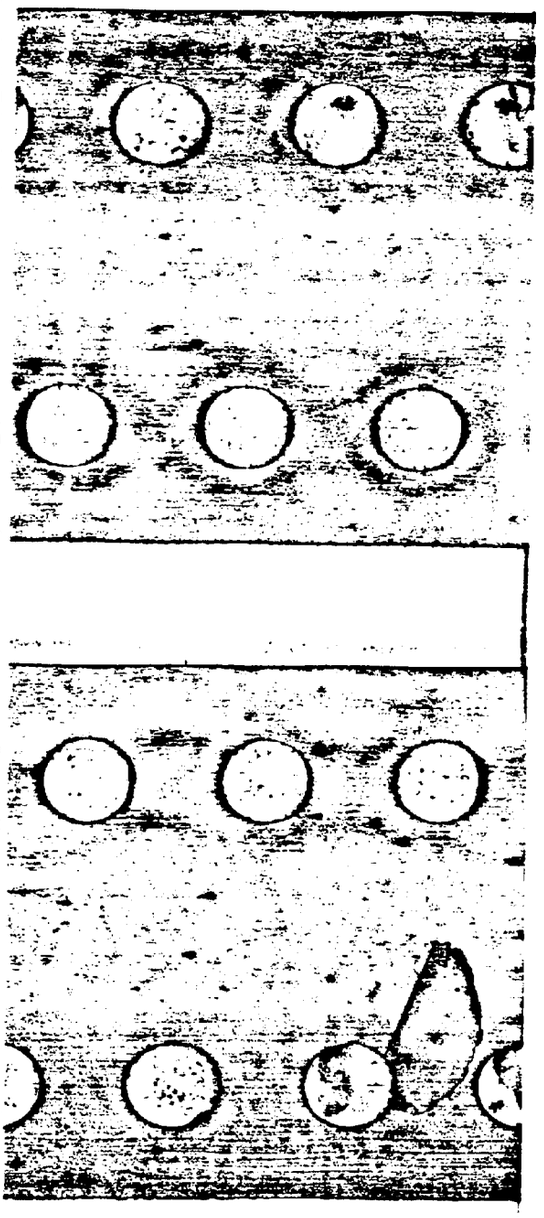
EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Revised Plat of Section 32, Interchange City Industrial Park, as shown in Book 6900, page 208, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin in the southerly margin of J.P. Hennessey Drive at the northwest corner of Lot two on the Resubdivision of Charles D. Wilson, Trustee, property of record in Plat Book 6200, page 198, Register's Office, Davidson County, Tennessee; thence S 4°48'55" E 244.72 feet; thence S 85°11'05" W 161.05 feet; thence S 60°30'47" W 70.70 feet; thence S 48°33'29" W 144.09 feet to the easterly margin of Firestone Parkway, thence with said easterly margin as follows: Northwesterly with a curve to the left 175.05 feet, said curve having a radius of 3,859.72 feet and a central angle of 5°40'41"; Northwesterly with a curve to the right 39.09 feet to the southerly margin of J.P. Hennessey Drive, said curve having a radius of 25.00 feet and a central angle of 89°35'26"; thence with said margin of J.P. Hennessey Drive as follows: N 45°33' E 13.77 feet; Northeasterly with a curve to the right 476.88 feet to a point of beginning, said curve having a radius of 788.51 feet and a central angle of 34°39'06", containing 2.159 acres,

BEING the same property conveyed to SVC-6, LTD., a Tennessee limited partnership by Deed from Charles D. Wilson, Trustee of record in Book 7080, page 431, and by Deed from First American National Bank of Nashville of record in Book 7080, page 434, said Register's Office.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____

FOR _____

BOOK 9145 PAGE 924

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	
	885000.00
CON TX	3274.50
PRFEE	1.00
WDEED	16.00
TOTAL	3291.50
CHECK	3291.50

11/09/93 01 12:08 0001 6224

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83719
IDENTIF. & REFERENCE

93 NOV -9 PM 12:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 720031