This Instrument Prepared By:

Douglas S. Hale
HALE AND HALE, ATTORNEYS
312 First Tennessee Bank Building
Franklin, Tennessee 37064

3827 11/13 0101 03C-HECK 3920.20

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Sam D. Hodges, III, Esq. Grissim and Hodges 323 Union Street, Suite 400 Nashville, Tennessee 37201	SAME	Map 94 Group 13 Parcel 125

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,056,000.00.

Sam D. Hodges III
AFFIANT

Sworn to and subscribed before me this 15th day of November, 1993.

NOTARY PUBLIC

My Commission Expires: 3/27/94

NOTARY PUBLIC AT LARGE * STATE OF TENNESSEE * DAVIDSON COUNTY

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, OSIAS ENTERPRISES, INC. a Tennessee corporation, hereinafter called the "GRANTOR, has bargained and sold and by these presents does transfer and convey unto SAM D. HODGES, III, Trustee with full power to mortgage, transfer and convey without the necessity of joinder of any beneficiary, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A FOR COMPLETE LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever;

AND GRANTOR 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, except as follows:

1. Real estate taxes for the current year, which have been assumed by Grantee.

2. Lack of direct access to Interstate Highway No. 40 from the subject property, such right of access having been granted away to the State of Tennessee.

3. Claims of the State of Tennessee, as adjoining land owner, to the northerly one-half of Bond Avenue abutting the right-of-way to I-40 closed by Metropolitan Council Bill 80-203.

4. Claims of the National Christian Missionary Convention, as adjoining land owner, to the westerly one-half of Orr Avenue abutting the land of National Christian Missionary Convention closed by Metropolitan Council Bill No. 80-203.

AND GRANTOR DOES FURTHER covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 528-722 Rundle Avenue, Nashville, Tennessee.

WITNESS my hand this 15 day of November, 1993, in Franklin, Tennessee.

OSIAS ENTERPRISES, INC.

BY: Gary Dixon Pres. OEI.
Gary Dixon,
President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Gary Dixon, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Osias Enterprises, Inc., the within bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by himself as such President.

Witness my hand and official seal at Franklin, Tennessee, this 15 day of November, 1993.

Notary Public

My commission expires: 3/27/94

DOUGLAS G. HALE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

86048
IDENTIFICATION REFERENCE

93 NOV 15 PM 3:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

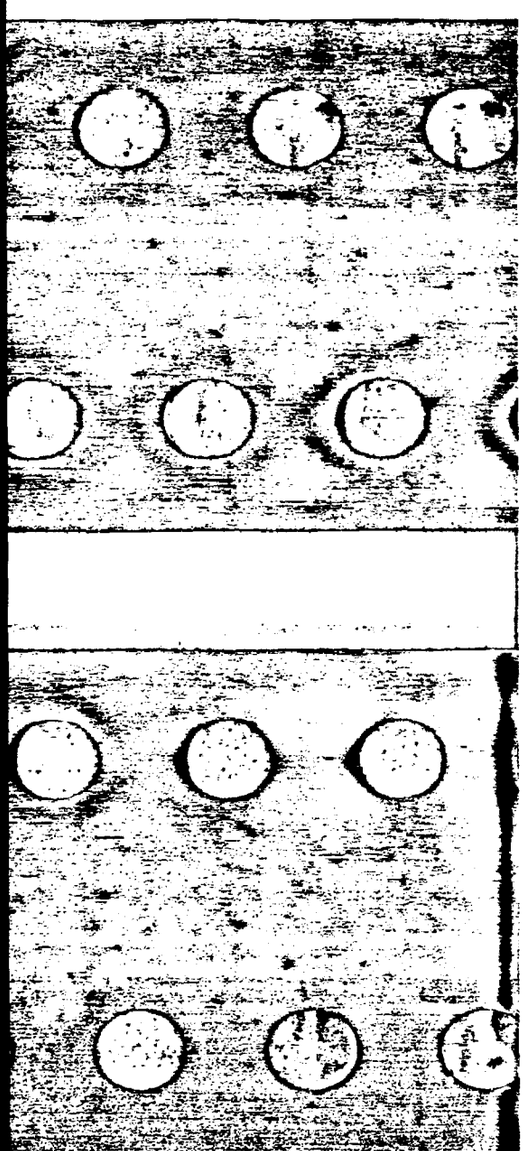
EXHIBIT A

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, said real property including Lots, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 and part of Lots No. 37, 38, 39, 40, 41, 63 and 64 in the Calhoun's Subdivision of Lots 20, 21 and 22 of the W. B. Lewis Property, as of record in Book 57, page 92 and including all of the portions of Bond Avenue, Orr Avenue and Alley #2068 closed by Metropolitan Council Bill #80-203, more particularly described as follows:

Beginning at an iron pin set at the intersection of the north right-of-way line of Rundle Avenue, formerly Davis Avenue, a 50 foot road, and the east right-of-way line of Orr Avenue, a 50 foot road; thence with the east right-of-way line of Orr Avenue N 31 degrees 41' 31" E. 391.21 feet to an iron pin set; thence crossing the end of Orr Avenue, N 58 degrees 18' 29" W, 50.00 feet to an iron pin set; thence with the east boundary line of the property of National Christian Missionary Convention, as recorded in Deed Book 5922, page 422, Register's Office for said County, and the property of Cummings, Incorporated, The International Sign Service ("Cummings, Inc."), described in Exhibit A as Parcel V, as recorded in Deed Book 6193, page 277, Register's Office for said County, N 31 degrees, 41' 31" E. 77.02 feet to an iron pin set; thence with the east boundary line of Cummings, Inc., Parcel V, N 7 degrees 28' 43" E, 113.48 feet to an iron pin set; thence with the south right-of-way line of Interstate 40, S 49 degrees 57' 34 E, 197.33 feet to an existing concrete highway monument; thence S 9 degrees 06' 42" W, 47.02 feet to an existing concrete highway monument; thence S 86 degrees 40' 33" E, 70.66 feet to an existing concrete monument; thence S 46 degrees 46' 28" E, 53.84 feet to an existing concrete highway monument; thence S 37 degrees 42' 00" E, 367.09 feet to an existing concrete highway monument; thence S 11 degrees 37' 26" W, 108.10 feet to an iron pin set; thence with the north right-of-way line of Rundle Avenue, N 83 degrees 46' 52" W, 678.30 feet to the point of beginning and containing 215,133 square feet or 4.94 acres, more or less, as described on the survey by Ragan-Smith-Murphy & Associates, Inc., Job No. 87-136, dated September 2, 1987.

Being the same property conveyed to Osias Enterprises, Inc. by deed from Professional Asset Management in Tennessee, Inc. of record in Book 8891, page 661, Register's Office for Davidson County, Tennessee.

c:\osias\rundle\exh



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

RECEIVED OF _____

FOR _____

BOOK 9152 PAGE 593

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 1056000-00
				CON TX 3907-20
				PRFEE 1-00
				WDEED 12-00
				TOTAL 3920-20
				CHECK 3920-20
			11/15/93 01	15:44 0001 8689

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86048
IDENTIFICATION REFERENCE

93 NOV 15 PM 3:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 722470