Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Fred Berry 819 Fesslers Parkway Nashville, TN 37210	106-1-162	Same as New Owner

This instrument prepared by: Boult, Cummings, Conners & Berry (DAR)
414 Union Street, P.O. Box 198062, Nashville, TN 37219

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, FESSLERS LANE ASSOCIATES, L.P., an Indiana limited partnership, formerly known as Fesslers Lane Associates (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Fred Berry (the "Grantee"), Grantee's heirs, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows:

> Lot No. 8-C on the Plan of Resubdivision Lot 8-B Fesslers Lane Business Park, of record in Book 7900, Page 255, Register's Office for Davidson County, Tennessee (the "Property").
>
> Being part of the same property conveyed to Grantor by deed from Thomas C. Scott, Trustee and Hugh Entrekin, of record in Book 6784, Page 883, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters shown on Exhibit A, attached hereto and incorporated herein by this reference.

This is unimproved property.

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

Grantor covenants with the 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 hereinabove.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $92,370.00.

David A. Ruth
Affiant

Subscribed and sworn to before me this 22nd day of December, 1993.

Theresa L. Lee
Notary Public
My Commission Expires: 11-20-96

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Grantee's heirs, successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 22nd day of December, 1993.

FESSLERS LANE ASSOCIATES, L.P.

By: Thomas C. Gibson
Thomas C. Gibson
Managing General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, David A. Rutter, Notary Public, Thomas C. Gibson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained and further acknowledged himself to be the Managing General Partner of Fesslers Lane Associates, L.P., an Indiana limited partnership, and is authorized by Fesslers Lane Associates, L.P. to execute this instrument on its behalf.

WITNESS my hand, at office, this 22 day of December, 1993.

David A. Rutter
Notary Public
My Commission Expires: 11/22/94

DAVID A. RUTTER NOTARY PUBLIC ST. LARSE DAVIDSON COUNTY, TENN.

00114
IDENTIFICATION REFERENCE

93 DEC 22 PM 1:25
REGISTER

EXHIBIT A

1. General and special taxes and assessments required to be paid in the year 1993 and subsequent years.

2. Matters shown on the Plan of Resubdivision Lot 8-B Fesslers Lane Business Park, of record in Book 7900, Page 255, Register's Office for Davidson County, Tennessee.

3. Matters shown on that certain Boundary Survey of the Property by Roger H. Fuqua of Ragan-Smith-Murphy & Associates, Inc., dated December 15, 1993, Job No. 87-058, License No. 502.

4. Any and all matters set forth in that certain Declaration of Covenants, Conditions, Lines, Easements and Restrictions, of record in Book 6834, Page 921, Register's Office for Davidson County, Tennessee, including, but not limited to, easements, assessments, special assessments, charges and liens.

5. Liens of any unpaid assessments and/or special assessments.

5. Rights of others in and to the common areas, if any of Fesslers Business Park.

767B 12/22 0101 03CHECK 354.88

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9197 PAGE 337

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 92370.00
				CON TX 341.88
				PRFEE 1.00
				WDEED 12.00
				TOTAL 354.88
				CHECK 354.88
12/22/93	01			16:26 0001 7678

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90 DEC 22 PM 1:12

IDENTIFICATION

FEE/TAX COLLECTED

No.737639