This instrument prepared by:
Wesley D. Turner
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue North
Third Floor
P.O. Box 198888
Nashville, TN 37219-8888

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Affiant

Subscribed and sworn to before me, this 3 day of January, 1994.

Notary Public

My Commission Expires: 7/22/98

Address new owner:	Send Tax Bills To:	Map/Parcel Number:
Marsh-Waller Limited Partnership Suite 200 215 Jamestown Park Road Brentwood, TN 37027	SAME	133-00-003.01 6DA 58351

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 consideration, the receipt of which is hereby acknowledged, **GPR ENTERPRISES, INC., a Tennessee corporation, formerly G. P. ROSE & COMPANY, INC.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MARSH-WALLER LIMITED PARTNERSHIP, a Tennessee limited partnership**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance is made subject to 1994 Metro taxes, a lien not yet due and payable which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

This is improved property known as 3652 Trousdale, Nashville, TN 37204.

94 JAN -3 PM 2:42
REGISTER
DAVIDSON COUNTY, TN.

03235
IDENTIFICATION REFERENCE

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, its successors and assigns, forever; and it 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, unless otherwise herein set out; and it 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, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever 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 3rd day of January, 1994.

GPR ENTERPRISES, INC.,
a Tennessee corporation

By: _____
Frank E. Outhier, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frank E. Outhier**, 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 President 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 3 day of January, 1994.

_____
Notary Public

My Commission Expires: 7/22/95

EXHIBIT A

Legal Description

Land in the Sixth Civil District of Davidson County, State of Tennessee, and being more particularly described as follows:

Beginning at a point in the southwest corner of an 8.18 acre tract of land conveyed to Georgia Mississippi Corporation by the Louisville and Nashville Railroad Company by deed dated July 29, 1955, recorded in Book 2444, page 301, Register's Office for Davidson County, Tennessee, said point also being in the east line of Trousdale Road (formerly Manson Road); thence South 1 deg. 51 min. West along said east line of Trousdale Road, a distance of two hundred seven and ninety nine hundredths (207.99) feet to a point; thence southwestwardly along said east line of Trousdale Road, and along a curve to the left having a radius of thirty seven hundred ninety five and three hundredths (3795.03) feet a distance of one hundred seventy three and thirty two hundredths (173.32) feet to a point; thence South 0 deg. 46 min. East along said east line of Trousdale Road a distance of one hundred thirty eight and sixty hundredths (138.60) feet to a point; thence North 74 deg. 3 min. 48 sec. East forming an interior angle of 74 deg. 49 min. 48 sec. a distance of two hundred thirty one and twelve hundredths (231.12) feet to a point; thence northeastwardly along a curve to the left having a radius of two hundred ninety one and sixty five hundredths (291.65) feet a distance of two hundred fifty four and fifty one hundredths (254.51) feet to a point; thence in a northeasterly directly along another curve to the left having a radius of three hundred seventy four and eighteen hundredths (374.18 feet) a distance of one hundred forty and eighty hundredths (140.80) feet to a point; thence North 2 deg. 30 min. East a distance of one hundred thirty nine and forty five hundredths (139.45) feet to a point in the southeast corner of said 8.18 acre tract of land above referred to, said point being twenty five (25) feet westwardly at right angles from a point in the center line of Louisville and Nashville Railroad Lead Tract #231; thence North 87 deg. 30 min. West forming an interior angle of 90 deg. and along the south line of said 8.18 acre tract of land a distance of four hundred forty and sixty five hundredths (440.65) feet to the point of beginning. This legal description is the same as in the previous deed of record.

Being the same property conveyed to G. P. Rose & Company, Inc., by deed from Louisville and Nashville Railroad Company of record in Book 2748, page 17, Register's Office for Davidson County, Tennesse. By Articles of Amendment to the charter of G. P. Rose & Company, Inc., of record in Book 8383, page 399, Register's Office for said County, the name of G. P. Rose & Company, Inc., was changed to GPR Enterprises, Inc. Pursuant to Dedication Deed of record at Book 4305, page 260, Register's Office for said County, G. P. Rose & Company, Inc., dedicated for public road purposes to the Metropolitan Government of Nashville and Davidson County, Tennessee certain of the subject property. Pursuant to Ordinance No. 085-731, a certified copy of which is of record at Book 6682, page 560, Register's Office for said County, all interest of the Metropolitan Government of Nashville and Davidson County in the property subject to such dedication was reconveyed to G. P. Rose & Company, Inc., and the proposed roadway over said area was abandoned.

4976 01/03 0101 03CHECK 2418.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9207 PAGE 604

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 650000.00 CON TX 2405.00 PRFEE 1.00 WDEED 12.00 TOTAL 2418.00 CHECK 2418.00	
01/03/94	01		14:42 0001 4976	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 3235
IDENTIFICATION OR REFERENCE

94 JAN -3 PM 2:42
FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TN.

No. 741011