Bey 28

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 9234 PAGE 890

STATE OF TENNESSEE }
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 385,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st DAY OF January, 1994

NOTARY PUBLIC

My Commission expires: 4-22-95

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
FINTRY HOLDINGS LIMITED (NAME)	Same (NAME)	92-16- 193
5012 Cambron Dr. (ADDRESS)	(ADDRESS)	92-16-128
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	92-16-129

Warranty Deed

For and in Consideration of the sum of $ 385,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JOHN L. AKIN, ALSO KNOWN AS JOHN LAWRENCE AKIN, AND WIFE, SUE AKIN

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

FINTRY HOLDINGS LIMITED, LTD., A GIBRALTAR CORPORATION

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

5373 01/31 0101 03CHECK 1437.50

94 JAN 31 PM 2:28
FELICIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

12814
IDENTIFICATION REFERENCE

This is improved (X) unimproved ( ) property, known as 1908 & 1909 Broadway AND 122 Lyle Avenue, Nashville, TN 37203 (House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs 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 31st day of January, 1994.

John L Akin
JOHN L. AKIN

Sue W Akin
SUE AKIN

John Lawrence Akin
JOHN LAWRENCE AKIN

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson } BOOK 9234 PAGE 891

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John L. Akin, also known as John Lawrence Akin and wife, Sue Akin, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of January, 19 94.

My Commission expires:
1/22/95

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

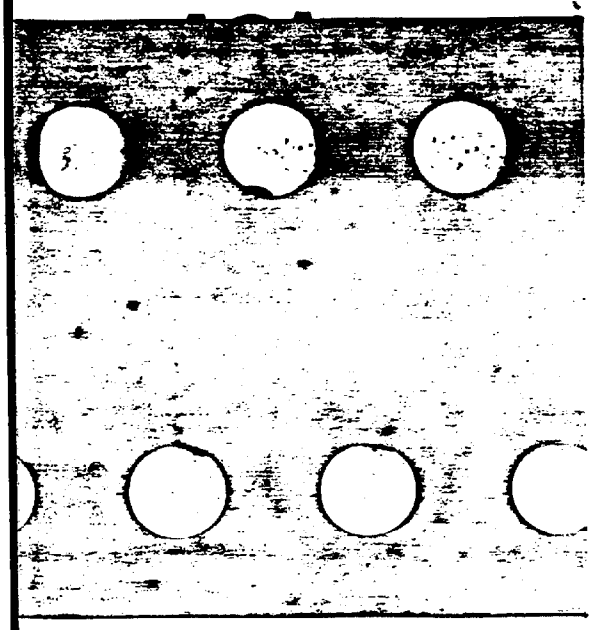
TRACT I:
Being Lot No. 4 on the Map of J. W. Lawless' Subdivision of Lot No. 145 of the Boyd Home Tract, as of record in Book 161, page 36, Register's Office for said County.
Said Lot No. 4 fronts 60 feet on the southerly side of Broadway, formerly Broad Street, and runs back 161.7 feet on the westerly line and 175.7 feet on the easterly line to the northerly margin of Division, formerly Shields, Street, measuring 60 feet thereon.
Being the same property conveyed to John L. Akin and wife, Ruth B. Akin by deed from Fred M. Johnson and wife, Maebelle G. Johnson, of record in Book 3032, page 447, said Register's Office. The said Ruth B. Akin has since conveyed her interest to John L. Akin by deed of record in Book 3535, page 119, Register's Office for Davidson County, Tennessee.

TRACT II:
Land in Davidson County, Tennessee, being a part of Lot No. 146 in Boyd's Home Tract, as per plan of record in Book No. 21, page 39, Register's Office for Davidson County, Tennessee, described as follows:
Beginning at the northeast corner of Broad Street and Lyle Avenue; thence easterly with the northerly margin of said Broad Street, 62-1/2 feet to a point; thence northerly parallel with Lyle Avenue 100 feet 9 inches to a point 44 feet south of the northeast corner of a tract of land as conveyed in deed of record in Book No. 664, page 671, Register's Office for said County; thence at right angles westerly 60 feet to the easterly margin of Lyle Avenue at a point 31 feet and 5 inches south of the south east corner of Lyle Avenue and an alley; thence southerly with the eastern margin of said Lyle Avenue, 119 feet to the beginning.
Together with an easement as more fully described in Grant from C. D. Loveless to Antonio Petrucelli, of record in Book 649, page 541, said Register's Office.
Being the same property conveyed to John L. Akin and wife, Sue Akin, by deed from Joseph W. Toney and Bernard J. Toney, of record in Book 4749, page 192, said Register's Office.

TRACT III:
Land in Davidson County, Tennessee, being part of Lot No. 146 on the Plan of the Boyd Home Tract, of record in Book 21, page 39, Register's Office for said County, described as follows:
Beginning on the easterly margin of Lyle Avenue at a point 119 feet north of the northerly margin of Broadway, formerly Broad Street; thence with said Avenue, northwardly 31 feet 5 inches, more or less, to the southerly margin of an alley, established by an agreement, of record in Book 286, page 577, said Register's Office; thence with said alley, eastwardly 61 feet, more or less, to the northwest corner of the property conveyed to Charles O'Mera, by deed from Sol Cohn and wife, of record in Book 589, page 288, said Register's Office; thence with said O'Mera's westerly line, southwardly 44 feet to a point 100 feet 9 inches north of the northerly margin of Broadway; thence westwardly 60 feet, more or less, to the beginning.
Being the same property conveyed to John Lawrence Akin by deed from Metropolitan Federal Savings and Loan Association, of record in Book 8276, page 984, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Restrictive covenants of record in Book 328, page 572, said Register's Office.
2. Easement for drain along easterly line of premises, as shown on plan of record in Book 161, page 36, said Register's Office, and 96inch sewer along said line as shown on plans in the office of the City Engineer of the City of Nashville.
3. Easement described in Grant to Antonio Petrucelli, of record in Book 649, page 541, said Register's Office.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

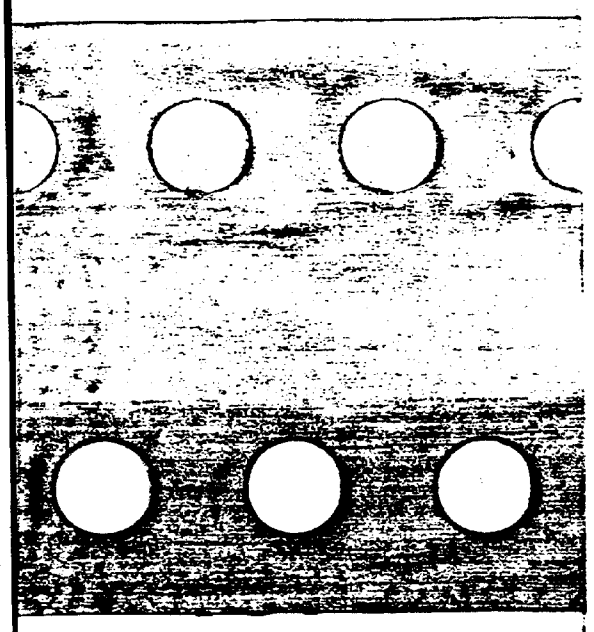
RECEIVED OF _____

FOR _____

BOOK 9234 PAGE 893

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 385000.00
CON TX 1424.50
PRFEE 1.00
WDEED 12.00
TOTAL 1437.50
CHECK 1437.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 5373

12841
IDENTIF. & REFERENCE

94 JAN 31 PM 2:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 751288