Box 14

THIS INSTRUMENT PREPARED BY:

CHERNAU, MILAM & WEISS, P.C.
Third National Financial Center
Suite 1350
424 Church Street
Nashville, Tennessee 37219

BOOK 9256 PAGE 916

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NOS.

Cooke/Wilson Properties
c/o Ched Cooke
Dobson & Johnson, Inc.
4522 Harding Road
Nashville, TN 37205

Same

Map 92-16
Parcels 106 & 107

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $473,000.00.

Affiant

Subscribed and sworn to before me this 15th day of FEBRUARY, 1994.

Notary Public

My commission expires: Sept. 15, 1996

94 FEB 23 PM 1:51

20504
IDENTIF. & REFERENCE

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Silver Corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cooke/Wilson Properties, a Tennessee general partnership**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

TRACT NO. 1:
Land in Davidson County, Tennessee, being the easterly 50 feet of the southerly 172 1/2 feet of Lot No. 149, on the Plan of Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County.

Said part of said lot fronts 50 feet on the northerly side of West End Avenue and runs back between parallel lines, with the westerly margin of Lot 150 on said plan, 172 1/2 feet to an alley.

BEING the same property conveyed to Electra Distributing Company, a corporation, by Deed from John R. Hooton, Jr. and wife, Elizabeth Hooton, of record in Book 4206, Page 582, Register's Office for Davidson County, Tennessee, the said Electra Distributing Company having changed its name to The Silver Corporation by Amendment to its Charter of record in Book 4264, page 758, said Register's Office.

TRACT NO. 2:
Land in Davidson County, Tennessee, being part of Lot 149, in

the Boyd Home Tract, a plan of which is registered in Book 21, page 39, Register's Office for said County.

Beginning on the north side of West End Avenue at a point 100 feet east from Boyd Avenue, and running thence east along West End Avenue 50 feet; thence at right angles 172 1/2 feet to a 16 foot alley; thence West along said alley 50 feet to a point 100 feet East from Boyd Avenue, and thence 172 1/2 feet to the beginning.

BEING the same property conveyed to Electra Distributing Company, a Tennessee corporation, by Deed from Adele S. Morrissey, of record in Book 3815, Page 74, Register's Office for Davidson County, Tennessee, the said Electra Distributing Company having changed its name to The Silver Corporation by Amendment to its Charter of record in Book 4264, Page 758, said Register's Office.

This is unimproved property known as 1916-1918 West End Avenue, Nashville, Tennessee 37203.

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 the undersigned 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 the undersigned does further covenant and bind itself, its successors assigns, 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.

IN WITNESS WHEREOF the undersigned has executed this instrument this 15th day of FEBRUARY, 1994.

Silver Corporation

By: Edwin B. Raskin
Edwin B. Raskin, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, William L. Rosenberg a Notary Public in and for the State and County aforesaid, personally appeared Edwin B. Raskin, 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 the Silver Corporation, a corporation, and that he as such president, executed the foregoing instrument for the purpose

therein contained, by signing the name of the corporation by himself this 15th day of FEBRUARY, 1994.

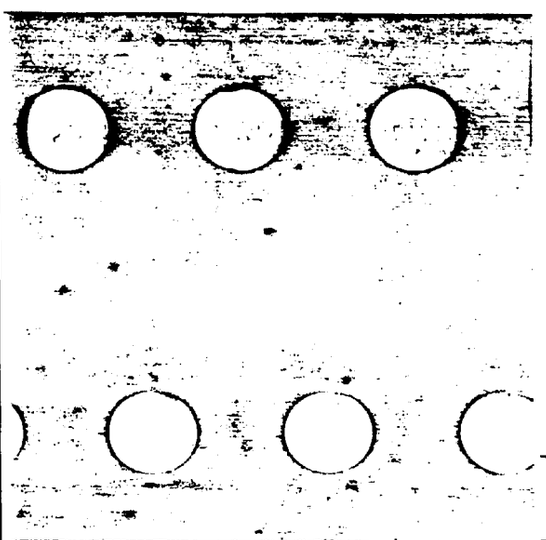
Witness my hand and official seal at NASHVILLE, TENNESSEE, this 15th day of FEBRUARY, 1994.

NOTARY PUBLIC

My Commission Expires: Sept 16, 1995

WDEED-2.507

8552 02/23 0101 03CHECK 1763.10



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

RECEIVED OF _____

FOR _____

BOOK 9256 PAGE 919

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	
				473000.00
			CON TX	1750.10
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1763.10
			CHECK	1763.10
02/23/94	01		13:52 0001	8552

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20504
IDENTIF. # REFERENCE

94 FEB 23 PM 1:
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.759444