This instrument prepared by Harris A. Gilbert, Wyatt, Tarrant & Combs, Suite 1500, 511 Union Street, Nashville, Tennessee 37219.

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel
Tamay Ozari 130 Second Avenue, South Nashville, TN 37201	SAME	93-6-2 Parcel 3

For and in consideration of the sum of Two Hundred Fourteen Thousand Dollars ($214,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Harris A. Gilbert, Trustee, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Tamay Ozari, a single person, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 27 on the Original Plan of Nashville, not of record, described as follows:
>
> Beginning on the easterly margin of Third Avenue North (formerly College Street), at the southwest corner of a part of said lot conveyed by James Woods individually and Executor of Robert Woods, deceased, to J. M. Garnett and J. M. Singleton, by deed of record in Book 9, page 239, Register's Office for Davidson County, Tennessee; thence with the easterly margin of said Avenue, Southerly 50 feet 10 inches, more or less, to the northerly margin of an alley; thence Easterly with the northerly margin of said alley, 104 feet, more or less, to the westerly margin of another alley; thence with the westerly margin of said alley, Northerly 50 feet 10 inches, more or less, to the southeast corner of said Garnett and Singleton's lot; thence Westerly with the southerly line of said lot, 104 feet, more or less to the beginnning.
>
> Being the same property conveyed to Harris A. Gilbert, Trustee with full power to sell, borrow and encumber without the joinder of any beneficiary, by Quitclaim Deed from Third and Commerce Properties, L.P., a Delaware limited partnership, of record in Book 8054, page 927, Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction of record in Book 9260, Page 397 Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous deed of record.

Said property is conveyed subject to 1994 real property taxes, which have been prorated and assumed by Grantee, and such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 168 Third Avenue, North, Nashville, Tennessee, 37201.

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, his heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs 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. 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 the 25th day of Feb., 1994.

HARRIS A. GILBERT, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Susanne C. Pugh, a Notary Public in and for said county and state, the within named **HARRIS A. GILBERT, TRUSTEE,** the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained by signing his name.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of February, 1994.

Susanne C. Pugh
NOTARY PUBLIC

My Commission Expires: 11-26-94

9824 02/28 0101 03CHECK 800.80

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Fourteen Thousand Dollars ($214,000.00).

TAMAY OZARI

Subscribed and sworn to before me, this the 25th day of February, 1994.

Susanne C. Pugh
NOTARY PUBLIC

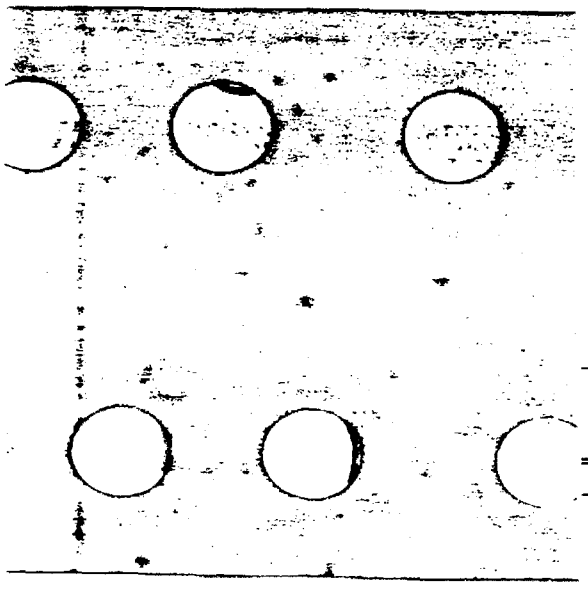
My Commission Expires: 11-26-94

94 FEB 28 AM 11:40
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

IDENTIFICATION REFERENCE
216814

H:\HAG\BROWNST.DED (February 25, 1994; 7:57am)



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

Book 9260 Page 401

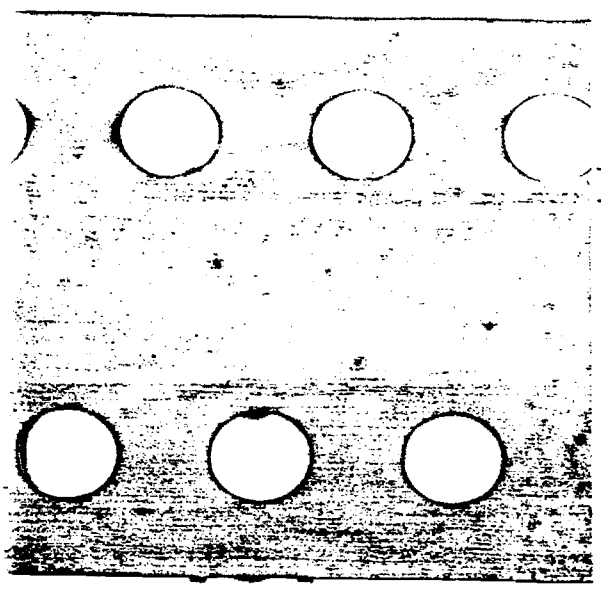
BOOK 9260 PAGE 401

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 214000.00
CON TX 791.80
PRFEE 1.00
WDEED 8.00
TOTAL 800.80
CHECK 800.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/28/94 01 11:42 0001 9824

21684

IDENTIFICATION REFERENCE

94 FEB 23 AM 11:40

REGISTER
DAVIDSON COUNTY, TN

No. 7600