Box 371 L

BOOK 9295 PAGE 971

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Ronald Underberg 3523 LAMAR AVE MEMPHIS, TN 38118	Map 108 Parcel 243	Ronald Underberg 3523 LAMAR AVE MEMPHIS, TN 38118
This instrument prepared by: Boult, Cummings, Conners & Berry (WWE) 414 Union Street, Suite 1600, 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, **SHN Partnership, a Tennessee General Partnership** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Ronald Underberg** (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the limitations, restrictions, and encumbrances set forth on Exhibit B.

This is improved property, located in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs 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 in Exhibit B.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,010,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of March, 1994.

Notary Public

My Commission Expires: 3-25-95

136536 CWILSON
090825-024 3/11/94

IN WITNESS WHEREOF, the Grantor has executed this Deed this 17th day of March, 1994.

SHN PARTNERSHIP
a Tennessee General Partnership

BY: _____
George N. Spiva
General Partner

BY: Vianda Hale Hill
Vianda Hale Hill
General Partner

BY: _____
Robert P. Thomas, Attorney-In-Fact

BY: NORTH AMERICAN PROPERTIES, INC.
General Partner

BY: _____
George N. Spiva

TITLE: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared George N. Spiva, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a general partner of SHN Partnership, a Tennessee general partnership, the within named bargainor, and that he as such general partner of the partnership, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as general partner of SHN Partnership.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of March, 1994.

Sandra A. Abernathy
NOTARY PUBLIC

My Commmission Expires:

March 25, 1995

136536 CWILSON
090825-024 3/11/94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared George N. Spiva, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of North American Properties, Inc., a corporate general partner of SHN Partnership, the within named bargainor, a Tennessee general partnership, and that he as such President of the general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as President of North American Properties, Inc., a general partner of SHN Partnership.

Witness my hand and seal, at office in Nashville, Tennessee, Tennessee, this the 17th day of March, 1994.

Sandra J. Abernathy
NOTARY PUBLIC

My Commmission Expires:

March 25, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert P. Thomas, to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Vianda Hale Hill, general partner of SHN Partnership, a Tennessee general partnership, the within named bargainor, and that he as such Attorney-In-Fact of the general partner, being authorized so to do, acknowledged that he executed the same as the free act and deed of said Vianda Hale Hill for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of March, 1994.

Susan B. Lampley
NOTARY PUBLIC

My Commission Expires:

9/24/94

EXHIBIT A

(Legal Description)

A tract of land located in the First Civil District of Davidson County, Tennessee at the northwest corner of Donelson Pike and Royal Parkway, being parcel 243 on Property Map 108 and being Lot No. 3 on the plat of a resubdivision of Lot 2, W. B. Wiggins, Jr. Subdivision and being more particularly described as follows:

Beginning at a chiseled cross on sidewalk on the west right-of-way of Donelson Pike and being the northeast corner of Lot No. 3, said cross being 240.0' north of the centerline of Royal Parkway and proceeding as follows:

1. With the west right-of-way of Donelson Pike south 4° 36' west a distance of 175.13' to a cross on sidewalk, and being the northwest radius of Donelson Pike; thence,

2. Around a curve to the right having a radius of 25.0' a distance of 39.14' to an old iron pin, and being the northwest radius of Royal Parkway; thence,

3. With the north right-of-way of Royal Parkway north 85° 42' west a distance of 160.13' to a new iron pin, and being the southwest corner of Lot No. 3; thence,

4. Leaving the north right-of-way of Royal Parkway north 4° 36' east a distance of 200.0' to a P.K. nail, and being the northwest corner of Lot No. 3; thence,

5. South 85° 42' east a distance of 185.0' to the point of beginning containing 36,867 sq. ft. as per survey by Turner Engineering Company dated 8-12-93 and being Job No. 56-67 W.O. #6727.

The above-described property now being shown as Lot 3 on Plat entitled "A Resubdivision of Lot 2, W. B. Wiggins, Jr. Subdivision" of record in Plat Book 8250, page 216, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to SHN Partnership, a Tennessee general partnership, by deed from W. B. Wiggins, Jr. of record in Book 9085, page 836, Register's Office for Davidson County, Tennessee.

EXHIBIT B

The property herein is conveyed subject to the following:

1. Metropolitan property tax for the year 1994.

2. Deed of Trust executed by SHN Partnership, a Tennessee general partnership to Sam D. Hodges, III, Trustee of record in Book 9085, page 842, said Register's Office, dated September 17, 1993, to secure an indebtedness to First Tennessee Bank National Association, being assumed by Grantee.

3. UCC-1 Financing Statement filed of record in Book 9085, page 860, said Register's Office.

4. Right of way of easement to Nashville Gas Company of record in Book 3464, page 161, said Register's Office.

5. Declaration of Reciprocal Easement of record in Book 8745, page 114, said Register's Office.

6. Matters shown on the Plan of record in Book 7900, page 440, said Register's Office.

7. Matters shown on Plat entitled "A Resubdivision of Lot 2, W. B. Wiggins, Jr. Subdivision" prepared by Turner Engineering Co., Inc., dated August 12, 1993, bearing the certification of John W. Burke, Jr., Tennessee Registered Land Surveyor No. 87, which Plat is recorded at Book 8250, page 216, said Register's Office, including but not limited to the following:

   (a) A reserved strip for future right-of-way along the west right-of-way of Donelson Pike being 14' in width and running parallel with Donelson Pike along the east line of Lot No. 3.

   (b) A 15' public utility easement running parallel with Donelson Pike along the east line of Lot No. 3 and a 15' public utility easement running parallel with Royal Parkway along the south line of Lot No. 3.

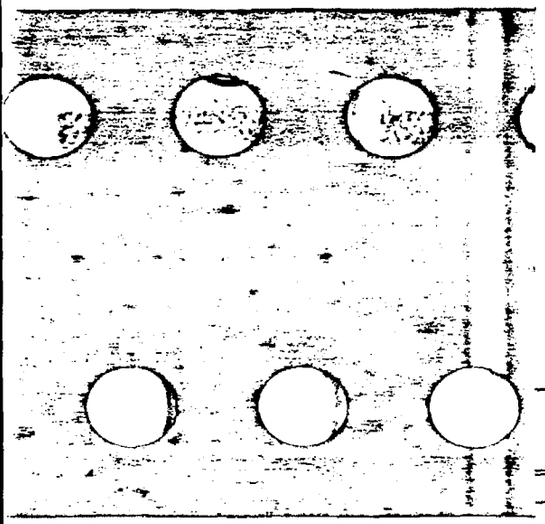
   (c) A 5' x 25' anchor easement on the northwest radius of Royal Parkway.

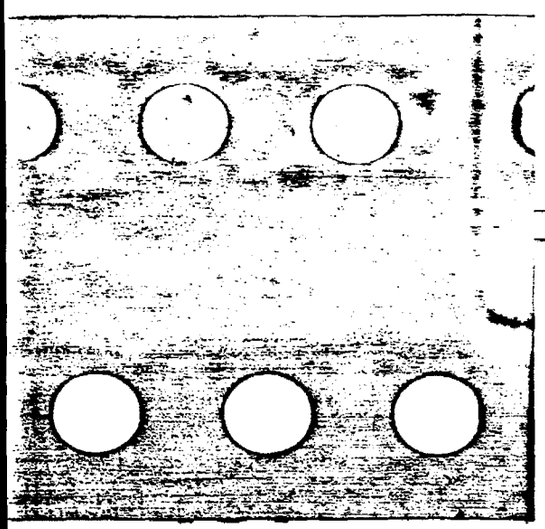
8. All conditions and restrictions contained in Warranty Deed of record in Book 9085, page 836, said Register's Office.

33660
IDENTIFICATION REFERENCE

94 MAR 31 AM 9:51
REGISTER
DAVIDSON COUNTY, TN.

8208 03/31/94 0101 03CHECK 3758.00





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

RECEIVED OF _____

FOR _____

BOOK 9295 PAGE 976

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 1010000.00
				CON TX 3737.00
				PRFEE 1.00
				WDEED 20.00
				TOTAL 3758.00
				CHECK 3758.00
03/31/94	01			09:52 0001 8208

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33660
IDENTIF. # REFERENCE

94 MAR 31 AM 9:51

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 773488