Box 41

GENERAL WARRANTY DEED BOOK 9320 PAGE 514

FROM: Robert O. Frensley,
Grantor

TO: STJ, L.P.,
Grantee

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
STJ, L.P.		Map 34-10 Parcel 123
2210 NO GALLATIN Rd MADISON, TN 37115	Same	Field Book Numbers 10D-52077

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Forty Eight Thousand Five Hundred and No/100 Dollars ($48,500.00).

Robert O. Frensley
Affiant

SUBSCRIBED AND SWORN TO before me, this the 22 day of April, 1994.

Robert N. Buchanan III
Notary Public

My Commission Expires: Mar 23, 1996

FOR AND IN CONSIDERATION OF the sum of ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ROBERT O. FRENSLEY (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto STJ, L.P., a Tennessee limited partnership (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as 1531 Gallatin Pike North, Nashville, Tennessee.

42102
IDENTIF. & REFERENCE
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FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

123812.1 4/19/94

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 22 day of April, 1994.

Robert O. Frensley

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Robert N. Buchanan III, a Notary Public of said County and State, ROBERT O. FRENSLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 22 day of April, 1994.

Robert N. Buchanan III,
Notary Public

My Commission Expires: Mar 23, 1996

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 7C on the Resubdivision of Lots Nos. 7A and 7B of Rivergate Station, Section 3, as of record in Book 6200, page 941, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Robert O. Frensley by Deed from C. Hooper Development Company, a Tennessee corporation, of record in Book 7504, page 578, Register's Office for Davidson County, Tennessee.

BEING SAME PROPERTY DESCRIBED BY DALE + ASSOC of APPROX 2.228 ACRES. RFT

EXHIBIT B

Encumbrances

1. Metro taxes for 1994 not yet due or payable and which are to be paid by Grantee and nor prorated.

2. Deed of Trust executed by Robert O. Frensley to Paul R. White, Trustee, of record in Book 7504, page 580, dated March 31, 1988, recorded March 31, 1988, said Register's Office, to secure payment to Third National Bank in Nashville of indebtedness in the original principal amount of $3,500,000 and any other sums which may be and/or become payable under the terms thereof including, but not limited to principal, interest, and service fee. See instrument for complete terms and conditions as well as possible rights and options of the mortgagee, including rights respecting assumption of the debts secured thereby.

   By Extension Agreement and Modification of Deed of Trust of record in Book 7746, page 874, said Register's Office, the amount of indebtedness was increased $700,000 to $4,200,000.

3. Subject to all matters shown on the plan of record in Book 6200, page 941, said Register's Office.

4. Restrictive covenants contained in an instrument of record in Book 7480, page 965, Book 7537, page 359 and Book 8100, page 76, said Register's Office.

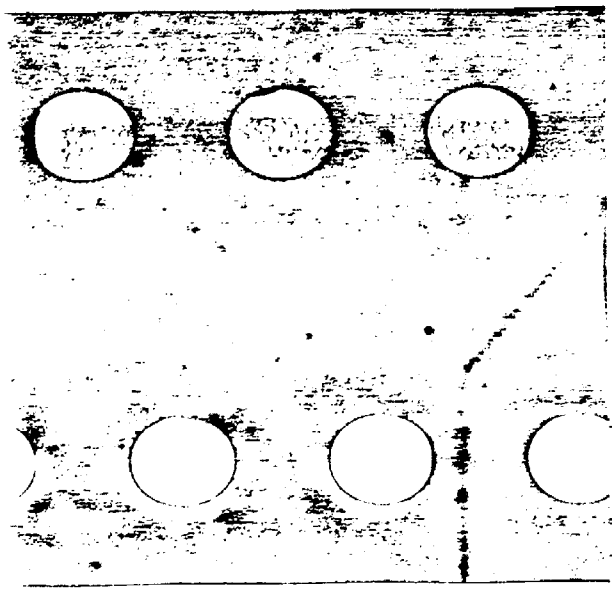
5. Deed of Dedication of Waterline to Madison Suburban Utility District of record in Book 8231, page 373, said Register's Office.

6. Deed of Conveyance of Sewer Lines of record in Book 8486, page 379, said Register's Office.

7. We note that the subject property has no road frontage and access to Gallatin Road is via a 24-foot wide ingress and egress easement which lies on Lots 7A and 7B on the plan of record in Book 6200, page 941, said Register's Office.

8. BEING SAME PROPERTY Describe By DALE Assoc CONSISTING OF APPROX 2.228 ACRES MORE OR LESS. RTF

73:B 04/22 0101 03CHECK 196.45



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

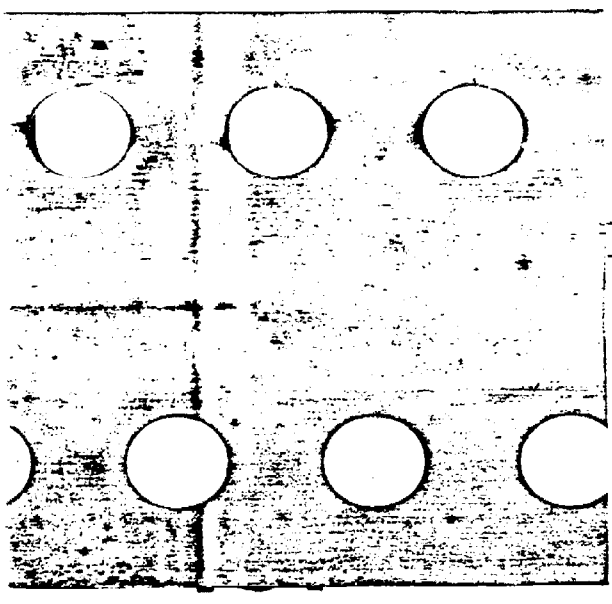
RECEIVED OF _____

FOR _____

BOOK 9320 PAGE 518

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 48500.00
CON TX 179.45
PRFEE 1.00
WDEED 16.00
TOTAL 196.45
CHECK 196.45

04/22/94 01 12:53 0001 7318

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42102
IDENTIF. ↑ REFERENCE

94 APR 22 PM 12:51
REGISTER
FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No. 782468