Box 41

BOOK 9374 PAGE 371

GENERAL WARRANTY DEED

FROM: G. Gerald Roy and wife, Judith L. Roy, Grantors

TO: D'Affari Properties, Grantee

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
1019 17th Avenue South Nashville, TN 37212	(New Owner)	104-4-418
		Field Book Numbers
		10W-06090

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the ___ day of June, 1994.

Notary Public

My Commission Expires: 2-4-98

My Commission Expires:_____

FOR AND IN CONSIDERATION OF the sum of Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00), the receipt and sufficiency of which are hereby acknowledged, G. Gerald Roy and Judith L. Roy (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto D'Affari Properties, a Tennessee general 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 improved property known as 1019 17th Avenue South, Nashville, Tennessee 37212.

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 Grantors do covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have 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.

Grantors do further covenant and bind Grantors, their 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.

Judith L. Roy joins in the conveyance for the sole purpose of conveying any marital rights she may have in the Property, but without liability for any covenants or warranties contained herein.

Witness our hands this 3rd day of June, 1994.

G. Gerald Roy

Judith L. Roy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth R Reppardi, a Notary Public of said County and State, G. Gerald Roy, 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 3 day of June, 1994.

Elizabeth R Reppardi
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth R. Hall, a Notary Public of said County and State, Judith L. Roy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 2 day of June, 1994.

Elizabeth R. Hall
Notary Public

My Commission Expires: _____

Property Description

Land in Davidson County, Tennessee, being Lot No. 9 on the map of Criddle & Scruggs Subdivision of Lot No 7 in O.B. Hayes Addition, as of record in Book 57, page 62, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the westerly side of 17th Avenue South, formerly Addison Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to G. Gerald Roy, Joseph Gehl and wife, Peggy Tribbett Gehl, by Deed from Robert F. Hall and wife, Janell G. Hall, of record in Book 7078, page 273, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Music Row Investments, a partnership, of record in Book 7593, page 950, Register's Office for Davidson County, Tennessee and by Quitclaim Deed to G. Gerald Roy from Joseph Gehl and wife, Peggy Tribbett Gehl of record in Book 7622, page 261, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

EXHIBIT B

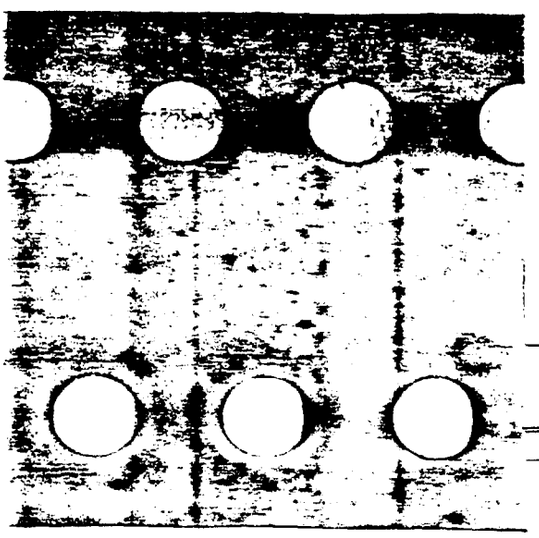
Encumbrances

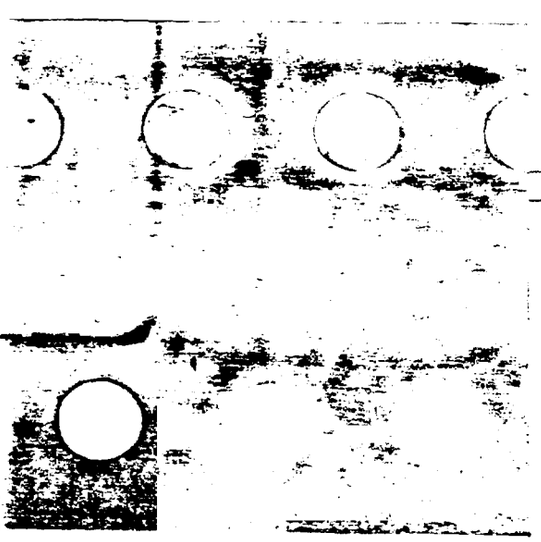
1. Taxes for 1994 constitute a lien, but are not yet due and payable.

59603
IDENTIF. ↑ REFERENCE

94 JUN -9 PM 3:46
FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.

4518 06/09 0101 03CHECK 942.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9374 PAGE 375

CD - 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	
				250000.00
			CON TX	925.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	942.00
			CHECK	942.00
06/09/94		01	15:47 0001	4518

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59603
IDENTIF. ↑ REFERENCE

94 JUN -9 PM 3:46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 801277