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BOOK 9386 PAGE 950

GENERAL WARRANTY DEED

FROM: Edwin B. Raskin, Trustee, Grantor

TO: West End Land Development Co., L.P., Grantee

This instrument was prepared by:
Warren H. Wild, Jr.
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
West End Land Development Co., L.P., c/o Grace Development, Inc. 3309 Fairmont Drive Nashville, TN 37203	Same	Map 92-15 Parcels 140, 141, 142, 149, 151 and 152

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Million Four Hundred Twelve Thousand Four Hundred Thirty Two and No/100 Dollars ($3,412,432.00).

WEST END LAND DEVELOPMENT CO., L.P.
BY: Grace Development, Inc.,
General Partner

By: _____
Affiant

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

_____
Notary Public

My Commission Expires: Mar 23, 1996

FOR AND IN CONSIDERATION OF the sum of Three Million Four Hundred Twelve Thousand Four Hundred Thirty Two and No/100 Dollars ($3,412,432.00), the receipt and sufficiency of which are hereby acknowledged, Edwin B. Raskin, Trustee (in his capacity as Trustee, "Grantor") has bargained and sold, and by these presents does transfer and convey unto WEST END LAND DEVELOPMENT CO., L.P., ("Grantee"), a Tennessee limited partnership, its successors and assigns, two tracts of land located in Davidson County, State of Tennessee, described more particularly on Exhibit A attached hereto and incorporated herein by reference, together with (i) all easements, rights and privileges appurtenant to said land, (ii) all

right, title and interest of Grantor, if any, in and to all strips or gores, if any, between said land and abutting or adjoining properties, and any land lying in or under the bed of any street, alley, road or right-of-way, open or proposed, within, abutting or adjacent to said land, (iii) all buildings, structures, improvements and fixtures located on said land, and (iv) all other buildings, structures, improvements and fixtures appurtenant to said land or buildings, or located on the land upon which said buildings are situated, or used in connection with the use or operation thereof, including, without limitation, all mechanical, electrical, heating, air conditioning and plumbing systems, fixtures, machinery and equipment, but excluding any of the foregoing property that is owned and may be removed by tenants of said land under the terms of their leases (collectively, the "Land").

The Land is partially improved and partially unimproved property known as 2302, 2308 and 2312 West End Avenue and 2305 amd 2311 Elliston Place, Nashville, Tennessee.

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

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

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

Grantor further covenants and binds Grantor, his successors and assigns, to warrant and forever defend title to the Land to 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 20th day of June, 1994.

EDWIN B. RASKIN, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Teri C. Moore, a Notary Public of said County and State, EDWIN B. RASKIN, TRUSTEE, 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 20th day of June, 1994.

Teri C. Moore
Notary Public

My Commission Expires: 7-28-97

TERI C. MOORE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

EXHIBIT A

Property Description

TRACT ONE

Being a tract of land lying in Nashville, Davidson County, Tennessee and being the property of Edwin B. Raskin, Trustee, as of record in Deed Book 4614, page 159 and Deed Book 4672, page 846, Register's Office for Davidson County, Tennessee; and being bounded on the North by the South right of way line of Elliston Place; on the East by Vineland Ltd. as of record in Deed Book 8196, page 31, by Terry F. Stutts, et ux as of record in Deed Book 4874, page 964, by Christopher L. Fort as of record in Deed Book 4920, page 665, by Josephine D. Smith as of record in Deed Book 3256, Page 541, and by First American National Bank, Trustee, as of record in Deed Book 2925, page 128, said Register's Office; on the South by the North right of way line of Alley 382; and on the West by Elliston Place Quarters as of record in Deed Book 6565, page 274, said Register's Office, and being more particularly described as follows:

BEGINNING at a PK nail in the South right of way line of Elliston Place (105.2 westerly feet from the intersection of the south right of way line of Elliston Place and the West right of way line of 23rd Avenue, North) and at the northwesterly corner of the property of Vineland Ltd.;

THENCE leaving the South right of way line of Elliston Place with the Westerly line of Vineland Ltd., South 30 Deg. 47 min. 14 sec. East, 234.46 feet to an iron pin in the North right of way line of Alley 382 (100 feet westerly from the intersection of the North right of way line of Alley 382 and the west right of way line of 23rd Avenue North;

THENCE with the North right of way line of Alley 382 South 59 deg. 23 min. 35 sec. West 299.44 feet to a PK nail at the southeast corner of Elliston Place Quarters property;

THENCE with the Easterly line of Elliston Place Quarters property North 30 deg. 45 min. 59 sec. West, 139.57 feet to an iron pin in the South right of way line of Elliston Place;

THENCE with the South Right of Way line of Elliston Place North 41 deg. 47 min. 24 sec. East, 313.78 feet to the point of beginning.

TRACT TWO

Being a tract of land lying in Nashville, Davidson County, Tennessee and being the property of Edwin B. Raskin, Trustee, as of record in Book 4614, page 159, Deed Book 7451, page 914, Deed Book 6640, page 158, Register's Office of Davidson County, Tennessee; and being bounded on the North by the South right of way line of Alley 382; on the East by Josephine Douglas Harwell, et al., as of record in Book 59, Page 489, said Register's Office; on the south by the North right of way line of West End Avenue; and on the West by West End Sandwich L.P. as of record in Deed Book 8384, page 317, said Register's Office, and being more particularly described as follows:

Beginning at a PK nail in the North right of way line of West End Avenue (50 feet westerly from the intersection of the North right of way line of West End Avenue and the West right of way line of 23rd Avenue, South) and the Southwest corner of Josephine Douglas Harwell, et al;

Thence with the North right of way line of West End Avenue South 59 deg. 23 min. 35 sec. West, 349.31 feet to an iron pin at the southeast corner of West End Sandwich, L.P.;

THENCE, with the Easterly line of West End Sandwich L.P., North 30 Deg. 49 min. 25 Sec. West, 160.00 feet to an iron pin in the South right of way line of Alley 382;

THENCE, with the South right of way line of Alley 382 North 59 deg. 23 min. 35 sec. East, 349.31 feet to a PK nail (50 feet Westerly from the intersection of the South right of way line of Alley 382 and the West right of way Line of 23rd Avenue North) at the Northwest corner of Josephine Douglas Harwell, et al;

THENCE, with the westerly line of Josephine Douglas Harwell, et al, South 30 deg. 49 min. 25 Sec. East, 160.00 feet to the Point of Beginning.

Tracts One and Two being the same property conveyed to Grantor by deeds of record in Book 4614, page 159, Book 4672, page 846, Book 6640, page 158 and Book 7451, page 915 Register's Office of Davidson County, Tennessee.

The foregoing property description was obtained from Survey No. 94006 dated June 20, 1994, prepared by R. Scot Cherry, Tennessee Registered Land Surveyor No. 1512, whose address is 700 Craighead Street, Suite 305, Nashville, Tennessee 37204.

EXHIBIT B BOOK 9386 PAGE 955

Encumbrances

1. Taxes for 1994: A lien, but not yet due and payable. Such taxes have been prorated and will be paid by Grantee.

2. Lease from Edwin B. Raskin, Trustee, to National Advertising Company, of record in Book 8299, page 815, said Register's Office. (Tract Two)

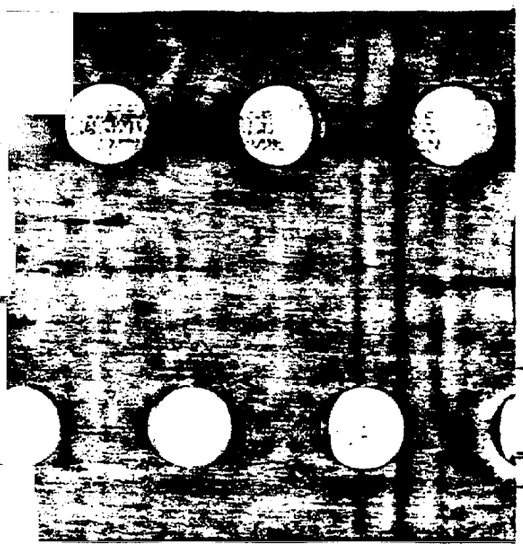
3. All unrecorded leases being assigned this day by Grantor to Grantee as listed in that certain Assignment and Assumption Agreement of even date between Grantor and Grantee, including without limitation, the possessory rights of tenants under such leases.

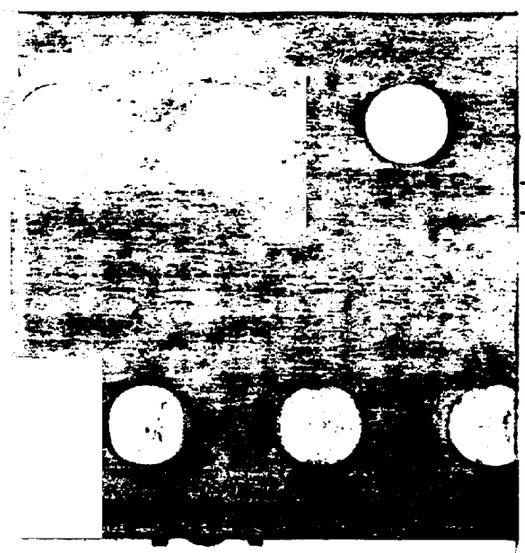
4. All matters shown on the As-Built Boundary Survey made by R. Scott Cherry, Surveyor, dated June 20, 1994, and shown on the Surveyor's Report dated June 10, 1994 prepared by R. Scott Cherry.

64196
IDENTIF. ↑ REFERENCE

94 JUN 23 PM 2:33
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9518 06/23 0101 CHECK 12651-00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9386 PAGE 956

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	
				3412432.00
			CON TX	12626.00
			PRFEE	1.00
			WDEED	24.00
			TOTAL	12651.00
			CHECK	12651.00
06/23/94	01	14:34	0001	9518

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64196
IDENTIF. # REFERENCE

94 JUN 23 PM 2:33
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 806225