4/

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, 424 Church Street
Nashville, Tennessee 37219

Map 92-15
Parcel 153
Field Book No. 21W-02090

Address New Owner/
Send Tax Bills to:

BOOK 9386 PAGE 957

West End Land Development Co., L.P.
c/o Grace Development, Inc.
3309 Fairmont Drive
Nashville, Tennessee 37203

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, WEST END SANDWICH, L.P., a Tennessee limited partnership (hereinafter the "GRANTOR"), has bargained and sold, and by these presents does hereby transfer, assign and convey unto WEST END LAND DEVELOPMENT CO., L.P., a Tennessee limited partnership (hereinafter the "GRANTEE"), its successors and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

This is improved property known as 2318 West End Avenue, Nashville, Tennessee.

The conveyance of the property herein, and all covenants and warranties of GRANTOR contained herein, are made expressly subject to those matters set forth on Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, and GRANTEE'S successors and assigns, forever. GRANTOR covenants that it is lawfully seized and possessed of the property in fee simple, has the right to convey the same, and that the title thereto is free from all encumbrances, except as otherwise set forth herein. GRANTOR further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to said property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

64197
IDENTIF. ↑ REFERENCE

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

IN WITNESS WHEREOF, the GRANTOR has caused this General Warranty Deed to be executed as of this 22nd day of June, 1994.

WEST END SANDWICH, L.P.

BY: Grace Development, Inc.,
General Partner

BY: John R. Grace, V.P.

TITLE: Vice-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John R. Grace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Grace Development, Inc., a Tennessee corporation, general partner of West End Sandwich, L.P., the within named bargainor, a Tennessee limited partnership, and that he, as such Vice President of the general partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Vice President of the general partner.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 22nd day of June, 1994.

Linda J. Boggess
NOTARY PUBLIC

My Commission Expires:
9-24-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $450,000.00

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

BY: John R. Grace, V.P.
AFFIANT

Subscribed and sworn to before me
this 22nd day of June, 1994.

Linda J. Boggess
Notary Public

My Commission Expires:
9-24-94

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EXHIBIT A

Land in Nashville, Davidson County, Tennessee, being part of the unnumbered part of the Elliston Plan of Lots in West Nashville as of record in Plat Book 21, page 141, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the westerly right-of-way of West End Avenue, said iron pin being located N 53 degrees 03 minutes E., 150 feet from the northwest intersection of West End Avenue and 24th Avenue, North; thence leaving said westerly right-of-way N 36 degrees 54 minutes 25 seconds W., 160.00 feet to the easterly right-of-way of a 15-foot alley; thence along said easterly right-of-way N 53 degrees 03 minutes E., 50.00 feet to a spike; thence leaving said right-of-way S 36 degrees 54 minutes 25 seconds E., 160.00 feet to the westerly right-of-way of West End Avenue; thence along said right-of-way S 53 degrees 03 minutes W., 50.00 feet to the point of beginning and containing 8,000 square feet or 0.184 acre, more or less, described according to an Updated As Built Survey, dated June 10, 1994, prepared by John B. Kohl, III, Tennessee No. 100, John Kohl & Company, P.C., 400 7th Avenue, South, Nashville, Tennessee 37203, File No. 86098.

Being the same property conveyed to West End Sandwich, L.P., a Tennessee limited partnership, by deed from George B. Kelley and wife, Marion W. Kelley, of record in Book 8384, page 317, Register's Office for Davidson County, Tennessee.

EXHIBIT B

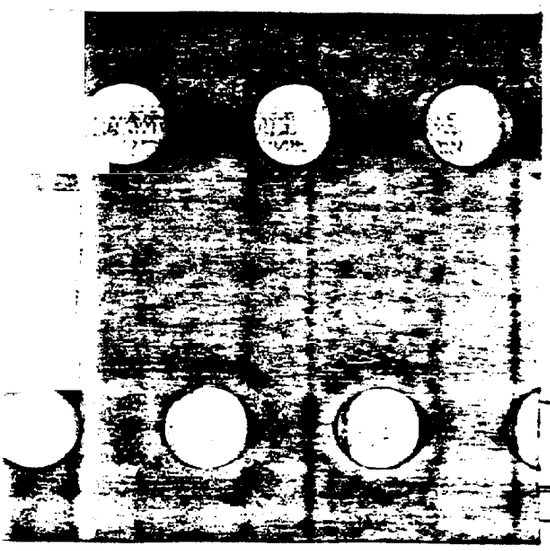
1. 1994 real estate taxes, a lien, but not yet due and payable.

2. All matters shown on the Updated As Built Survey, dated June 10, 1994, prepared by John B. Kohl, III, Tennessee No. 100, John Kohl & Company, P.C., 400 7th Avenue, South, Nashville, Tennessee 37203, File No. 86098 (the "Survey").

3. Business sign overhang over public right-of-way as shown on the Survey; showing such business sign extending 7.2 feet, more or less, into right-of-way in front of property.

4. All rights of existing tenants, as tenants only, to occupy portions of the premises pursuant to unrecorded leases.

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

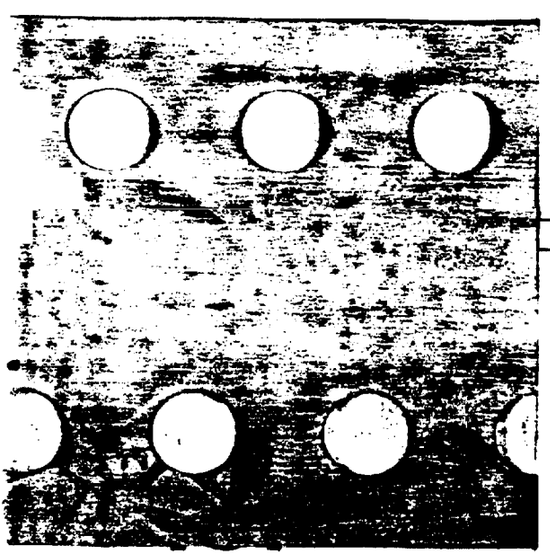
RECEIVED OF _____

FOR _____

BOOK 9386 PAGE 960

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	
				450000.00
			CON TX	1665.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1678.00
			CHECK	1678.00
06/23/94	01		14:34 0001	9519



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64197
IDENTIF. ↑ REFERENCE

94 JUN 23 PM 2:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 806226