BOOK 9458 PAGE 713

This instrument prepared by:

SHERRARD & ROE (SFW) BCK62
424 Church Street, Suite 2000
Nashville, Tennessee 37219

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
STP Realty Attn: Charles Fite 1400 3rd Ave. So. Nashville, TN 37204	SAME	Map 105-7, Parcel 443

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MAX GREENBERG and CHARLES GROSS (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto STP REALTY, a Tennessee general partnership composed of George W. Sammons, Sr. and Darien V. Pennington (the "Grantee") certain real estate in the County of Davidson, State of Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Property").

This is improved property located at the intersection of Hart Street and Third Avenue South, Nashville, Davidson County, Tennessee.

Shirley Cohen Greenberg, spouse of Max Greenberg, and Doris Gross, spouse of Charles Gross, join in this conveyance to convey any right, title, and interest which either of them may have due to their marital status.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever. Grantor covenants that she is lawfully seized and possessed of the Property in fee simple, that she has good right to convey the Property, and that the Property is unencumbered except as otherwise set forth in Exhibit "B" attached hereto and incorporated herein by this reference (the "Permitted Exceptions"). Grantor further covenants and binds herself, her heirs, successors and representatives to warrant and forever defend the title to said Property to the Grantee and to the Grantee's heirs, successors and assigns against the lawful claims of all persons, but not as to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed and delivered this instrument on the 7 day of September, 1994.

MAX GREENBERG

SHIRLEY COHEN GREENBERG

CHARLES GROSS

DORIS GROSS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Rita McQuerry, a Notary Public in and for the County and State aforesaid, personally appeared MAX GREENBERG and wife, SHIRLEY COHEN GREENBERG, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 7 day of September, 1994.

Rita McQuerry
Notary Public

My Commission Expires:
6-25-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Rita McQuerry, a Notary Public in and for the County and State aforesaid, personally appeared CHARLES GROSS and wife, DORIS GROSS, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 7 day of September, 1994.

Rita McQuerry
Notary Public

My Commission Expires:
2-25-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This consideration for or value of the property (whichever is greater) is $325,000.00.

AFFIANT

Sworn to and subscribed before me
this 7 day of September, 1994.

Rita McQuerry
NOTARY PUBLIC

My Commission Expires:
2-25-97

EXHIBIT A

Description of Land

Land in Davidson County, Tennessee, described as follows:

BEING Lot No. 1 on the plat of Tennessee Mat Subdivision of record in Plat Book 7900, page 787, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

TOGETHER with a perpetual easement for any lawful purpose other than the erection of any permanent structure thereon (the "Easement") running with the land bordering Lot No.2 on the aforementioned plat of Tennessee Mat Subdivision and more particularly described as follows:

BEGINNING at the northeasterly corner of Lot 2 on the Plan of Tennessee Mat Subdivision as of record in Plat Book 7900, page 787, Register's Office of Davidson County, Tennessee;

THENCE, South 40 deg. 36 min. 57 sec. East 11.00 feet to a point;

THENCE, South 48 deg. 54 min. 18 sec. West 52.05 feet to a point;

THENCE, South 68 deg. 33 min. 09 sec. West 32.72 feet to a point;

THENCE, North 48 deg. 54 min. 18 sec. East 82.95 feet to the point of beginning containing 742 sq. feet or 0.017 acres.

Being a portion of the same property conveyed to Max Greenberg and Charles Gross by deed recorded in Book 5258, Page 796, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Title Exceptions

1. Taxes for 1994 and subsequent years.

2. Subject to applicable zoning and building regulations and permit requirements and all visible easements and encroachments.

3. All matters shown on the plat of Tennessee Mat Subdivision dated 8-19-94 and of record in Plat Book 7900, page 787, RODC.

4. Such matters as are contained in Council Bill 083-89 of record in Book 9437, page 477, Register's Office, Davidson County, Tennessee, with respect to the closure of a certain portion of Alley No. 89.

6092 09/07 0101 03CHECK 1223.50

88736
IDENTIF. & REFERENCE

94 SEP -7 PM 3:03
REGISTER
DAVIDSON CO. TN.

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

RECEIVED OF _____

FOR _____

BOOK 9458 PAGE 718

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 325000.00
CON TX 1202.50
PRFEE 1.00
WDEED 20.00
TOTAL 1223.50
CHECK 1223.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 6092

88736
IDENTIF. & REFERENCE

94 SEP -7 PM 3:03
REGISTER
DAVIDSON COUNTY, TN.

No. 832453