WARRANTY DEED

BOOK 9622 PG 272

FROM: HEIRS OF CHARLES KARNOWSKY, namely SYLVIA KARNOWSKY and SALLYE K. SEFSIK

TO: INDUSTRIAL PARTNERS, a partnership comprised of WILLIAM L. DYLE, JAMES C. GILLIAM, DOUGLAS HUTCHISON, and JAMES L. GRISSOM

Address New Owner As Follows:	Send Tax Bills:	Map-Parcel Nos.
Industrial Partners 1319 51st Avenue, North Nashville, Tennessee 37209	Same	91-7-100, 91-7-97, 91-7-98, and 91-7-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

James L. Grissom
AFFIANT

Sworn to and subscribed before me, this 17 of March 1995.

Notary Public
My commission expires: Nov. 29, 1996.

This Instrument Prepared By: MORRIS LEVINE
Attorney at Law
1119 Stahlman Bldg.
Nashville, TN 37201

FOR AND IN CONSIDERATION of the sum of Sixty Thousand ($60,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged,

we, SYLVIA KARNOWSKY and SALLYE K. SEFSIK, being all of the children of Charles Karnowsky, Deceased, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto the said

INDUSTRIAL PARTNERS, a partnership comprised of WILLIAM L. DYLE, JAMES C. GILLIAM, DOUGLAS HUTCHISON and JAMES L. GRISSOM, hereinafter referred to as Grantee, and its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows; to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lots Nos. 1009, 1013 and 1015 of Block No. 8, Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

SAID Lots front twenty-five (25) feet each on the north side of Tennessee Avenue and extend back northwardly, between parallel lines, one hundred fifty (150) feet to an alley.

BEING Lots Nos. 1001, 1003, 1005 and 1007 of Block 8 on the Plan No. 2 of West Nashville, as of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

SAID Lot 1001 fronts 35 feet on the northerly side of Tennessee Avenue and runs back between parallel lines with the westerly margin of 51st avenue, North, formerly 10th Street, 150 feet to an alley. Lots 1003, 1005 and 1007 front 25 feet each on the northerly side of Tennessee Avenue and run back between parallel lines, 150 feet to an alley.

95 01 03 CHECK 231.00

BEING the same property conveyed to Ike Karnowsky by deed from Sam Wolf and wife, Esther Wolf and H. Fineberg and wife, Beckie Fineberg of record in Book 766, page 229, Register's Office for Davidson County, Tennessee. The said Ike Karnowsky having died testate in 1953 (#33515, Probate Court, Davidson County, Tennessee), leaving said property to Charles Karnowsky. Charles Karnowsky having died testate in 1975 (#62331, Probate Court, Davidson County, Tennessee) leaving his wife, Ruby Karnowsky a life estate, remainder to his children. Ruby Karnowsky having died August 16, 1978.

LAND in Davidson County, Tennessee, being Lot No. 1011 on the Plan of West Nashville 1 Block 8, of record in Book 57, page 172, Register's Office for said County. Said lot No. 1011 fronts 25 feet on the northerly side of Tennessee Avenue and extends back, between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Charles Karnowsky by Final Decree Confirming Sale from Clerk & Master of record in Book 5364, page 323, said Register's Office. The said Charles Karnowsky having died testate in 1975 (#62331, Probate Court, Davidson County, Tennessee) leaving his wife, Ruby Karnowsky a life estate, remainder to his children.

THE SAID Ruby Karnowsky died August 16, 1978 (#66186, Probate Court, Davidson County, Tennessee). Sylvia Karnowsky and Sallye K. Sefsik are the only children of the said Charles Karnowsky.

This is unimproved property, known as:

5100 Tennessee Avenue, 5108-B Tennessee Avenue, Tennessee Avenue and 5108-A Tennessee Avenue, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and its successors and assigns, forever.

And we, the Grantors, covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for current year's property taxes, which are prorated and assumed by the Grantee herein.

And we, the Grantors, do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, and its successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17 day of March 1995.

Sallye K. Sefsik

Sylvia Karnowsky

REGISTER DAVIDSON COUNTY, TN. 95 MAR 20 AM 9:31

43277

IDENTIF. & REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SYLVIA KARNOWSKY and SALLYE K. SEFSIK, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

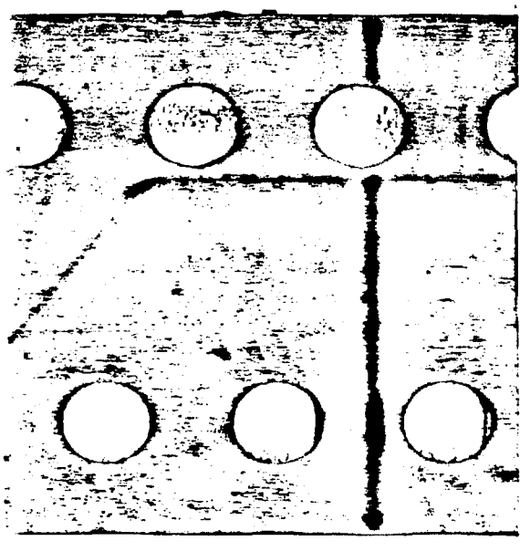
Witness my hand and official seal at Nashville, Tennessee, this 17 day of March, 1995.

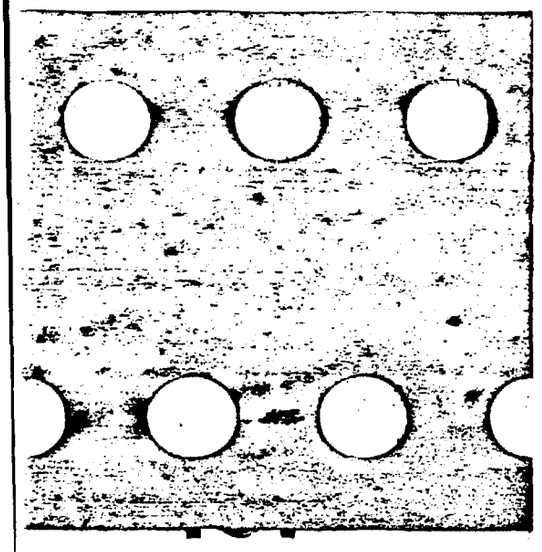
CHARLES H. ROBIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: Nov 20, 1995.

Notary Public

166:065





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9622 PG 274

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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00

03/20/95 01 09:32 0001 1727

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43277
IDENTIF. & REFERENCE

95 MAR 20 AM 9:31

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 891305