THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN &
CALDWELL (JAG)
A Professional Corporation
Suite 1700, 511 Union Street
Nashville, Tennessee 37219

FROM: JOSEPH V. RUSSELL and ASSOCIATES ("GRANTORS")

TO: LTN ASSOCIATES, LLC. ("GRANTEE")

Address New Owner:	**Send Tax Bills:**	**Map and Parcel #:**
LTN Associates, LLC	LTN Associates, LLC	118-8-261
Melrose Avenue	4520 Bishop Lane	
Nashville, TN 37211	Louisville, KY 40218	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Joseph V. Russell & Associates, a Tennessee general partnership, (GRANTOR) has bargained and sold, and by these presents does transfer and convey unto LTN Associates, LLC, a Kentucky limited liability company, its successors and assigns, all of its interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 1 on the Plan of Four-Forty Center, Section 2, of record in Plat Book 8250, Page 423, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.
>
> Being part of the same property conveyed to Joseph V. Russell and Associates, a Tennessee general partnership, by deed from Elan Polo, Inc., by deed of record in Book 9182, page 278, Register's Office for Davidson County, Tennessee.
>
> The above description is according to the survey of Dale & Associates, Inc., 516 Heather Place, Nashville, TN 37204, No. 1127.

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, its successors and assigns, forever.

And GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for items set forth on Exhibit A attached hereto and made a part hereof.

And GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

60749
IDENTIFICATION REFERENCE

95 MAY 15 PM 12:28
FELIX ZANDER REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

N JAG148526-V1

EXECUTED this 15 day of May, 1995, by the managing partner of GRANTOR.

JOSEPH V. RUSSELL and ASSOCIATES
a Tennessee General Partnership

By: _____
Joseph V. Russell,
Managing General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Mary N Berry, of the State and County aforesaid, personally appeared Joseph V. Russell, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Managing General Partner of Joseph V. Russell and Associates, the within named bargainor, a Tennessee general partnership, and that he as such Managing General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Managing General Partner.

Witness my hand and seal, this 15 day of May, 1995.

Mary N Berry
NOTARY PUBLIC

My Commission Expires: November 28, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $196,634.20.

_____
AFFIANT

Subscribed and sworn to before me, this 15 day of May, 1995.

Mary N Berry
NOTARY PUBLIC

My Commission Expires: November 28, 1998

N JAG148526 V1

EXHIBIT "A"

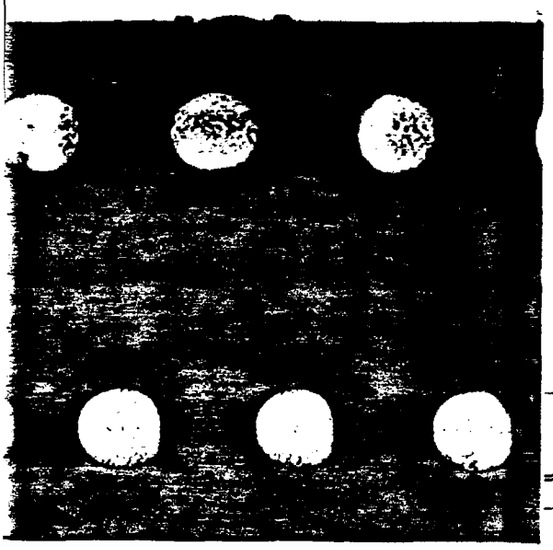
EXCEPTIONS

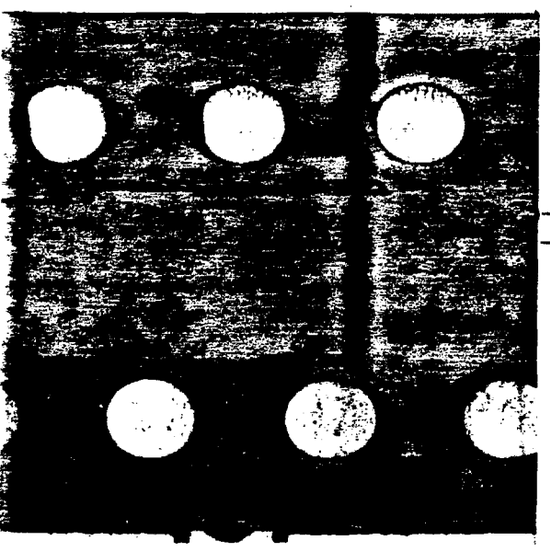
1. Encroachments, overlaps, boundary line disputes, easements or claims of easements not shown by the public records, and any matters which would be disclosed by an accurate survey and inspection of the premises.

2. Restrictive covenants contained in an instrument of record in Book 8048, page 353, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plan of record in Book 8250, page 423, Register's Office for Davidson County, Tennessee, including a 15' non-exclusive ingress egress easement and public utility easement along the north, east and west lines and 15' public utility easement along the south line.

0999 05/15 0101 03CHECK 740.42





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

RECEIVED OF _____

FOR _____

BOOK 9671 PG 742

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

MAMT
196634.20
ERR CO
MAMT
196634.20-
CAMT
196634.20
CON TX 727.42
PRFEE 1.00
MTGFEE 12.00
TOTAL 740.42
CHECK 740.42

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/15/95 01 12:28 0001 0999

60749
IDENTIF. ↑ REFERENCE

95 MAY 15 PM 12:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 910371