MAP 091
GROUP 14
PARCEL 250

26B

WARRANTY DEED BOOK 9694 PG 299

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, MR. GATTI'S, INC., a Texas corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the following named Grantees (collectively the "Grantee"), Grantee's heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property"):

LEV EVRENSON

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which will be prorated between the parties and Grantee assumes the payment of taxes for the current year and subsequent years.

2. Restrictive covenants of record in Book 5519, Page 166, Register's Office of Davidson County, Tennessee.

3. Easements, setbacks and restrictions as set out per Plat Book 5190, Page 441, and Book 5210, Page 210, Register's Office for Davidson County, Tennessee.

4. Joint Access Easements as set out per Plat Book 5210, Page 210, Register's Office of Davidson County, Tennessee.

5. Easement of record in Book 3913, Page 920, Register's Office for Davidson County, Tennessee.

6. All valid and subsisting easements, claims of easements, exceptions, reservations and restrictions of record and/or visible or apparent on the ground.

7. Encroachments, overlaps, boundary line disputes or other matters which would be disclosed by a survey or inspection of the Property.

8. Said real estate and the improvements thereon are being sold and are being conveyed in their "AS IS" condition and Grantor DISCLAIMS any express or implied warranties as to the condition of, or defects in, said real estate and improvements. This disclaimer and agreement shall survive Closing.

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, Grantee's successors and assigns, forever.

BOOK 9694 PG 300

And Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the Property is free from all encumbrances made or suffered by it, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming the same by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed by its duly authorized officer this 30TH day of MAY, 1995.

MR. GATTI'S, INC.

BY: T.G. Ratcliffe
Name: T.G. RATCLIFFE
Title: VICE PRESIDENT

THE STATE OF TEXAS
COUNTY OF KERR

Before me, Jan R. Ivy, a Notary Public of the State and County aforesaid, personally appeared T.G. Ratcliffe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of MR. GATTI'S, INC., the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as T.G. Ratcliffe.

WITNESS my hand and seal, at office in Kerrville, Texas, this 30 day of May, 1995.

Jan R. Ivy
Notary Public, State of Texas

This instrument prepared by David L. Jackson on behalf of Mr. Gatti's, Inc., 444 Sidney Baker South, Kerrville, Texas 78028.

Address New Owner
Lev Evrenson
5906 Charlotte Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
SAME

JAN R. IVY
NOTARY PUBLIC
State of Texas
Comm. Exp. 09-08-98

BOOK 9694 PG 301

3776 06/07 0101 03CHECK 997.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant:

Lev Evrenson

LEV EVRENSON

Subscribed and sworn to before me this 1ST day of JUNE, 1995.

Joseph H. Farrell Jr.

Notary Public
My commission expires: 11/20/96

6\GATTI\D5A

EXHIBIT A

TRACT I:

A tract of land in the First Civil District of Davidson County, Tennessee, being Lot No. 1 on Mr. Gatti's Charlotte Pike Development of record in Book 5190, page 441, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey of Ragan Smith Murphy & Associates, Inc. dated November 8, 1984 (Job No. 79-076), as follows:

Beginning at an iron pin in the southerly right-of-way line of Charlotte Pike and the northwesterly corner of Lot 2 of the above described recorded plat, said iron pin bearing S 75 deg. 45' 00" W, 830.81 feet, more or less, from the intersection of the westerly right-of-way line of Oceola Avenue with the southerly right-of-way line of Charlotte Pike; thence,

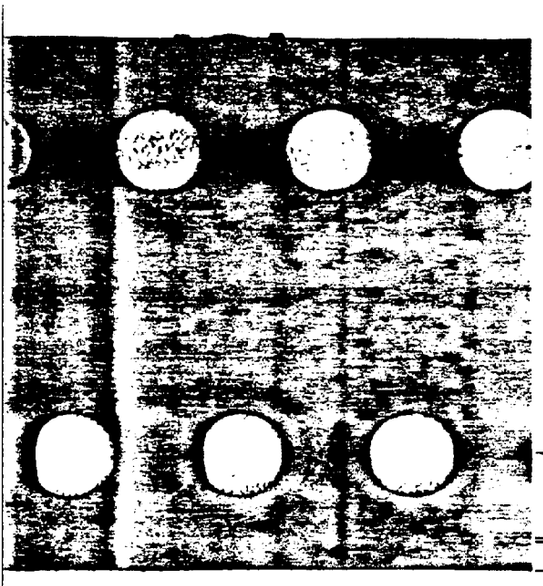
1. Leaving the southerly line of Charlotte Pike and with the westerly line of aforementioned Lot 2, S 14 deg. 14' 49" E, 164.82 feet to an iron pin in the northerly line of Gould Investors Trust property of record in Book 5539, page 1, Register's Office for Davidson County, Tennessee said iron pin also being the southerwesterly corner of Lot 2; thence,
2. With the northerly line of said Gould Investors Trust property, S 73 deg. 57' 00" W, 174.64 feet to an iron pin; thence,
3. Leaving said northerly line, N 24 deg. 23' 00" W, 173.00 feet to a concrete monument in the southerly right-of-way line of Charlotte Pike; thence,
4. With said southerly line, N 75 deg. 45' 00" E, 205.00 feet to the point of beginning and containing 0.73 of an acre, more or less.

This property is commonly known as 5821 Charlotte Pike, Nashville, TN 37209.

Being the same property conveyed to Mr. Gatti's Inc., a Texas corporation by Quitclaim Deed from LDB Properties, Inc., a Texas corporation of record in Book 8170, page 464, Register's Office for Davidson County, Tennessee.

95 JUN -7 PM 2:14
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0067846



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

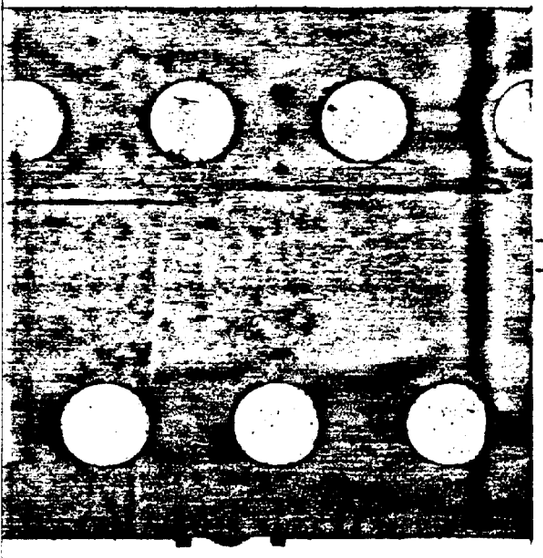
RECEIVED OF _____

FOR _____

BOOK 9694 PG 303

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 265000.00
CON TX 980.50
PRFEE 1.00
WDEED 16.00
TOTAL 997.50
CHECK 997.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/07/95 01 14:16 0001 8776

0067846
IDENTIF. ↑ REFERENCE

95 JUN -7 PM 2:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 918060