Box 33-B

BOOK 9723 PG 546

WARRANTY DEED

This instrument was prepared by Bernard M. Rosenblum, Attorney at Law, 2019 Richard Jones Road, Suite 200, Nashville, Tennessee 37215-2858.

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.
95 JUL -6 AM 11:05

IDENTIFICATION REFERENCE
00766553

FROM: 1720 West End Building, a Tennessee general partnership, Grantor

TO: J.D. Eatherly and Lineberry Properties, Inc., Grantees

ADDRESS NEW OWNER	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	MAP-PARCEL NUMBERS
J.D. Eatherly and Lineberry Properties, Inc. 116 Lineberry Blvd., Suite 301 Mt. Juliet, TN 37122	Owner	Map 92-12, parcels 467, 468, 479, 480

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Million Six Hundred Fifty Thousand and no/100 Dollars ($1,650,000.00).

J.D. Eatherly
Affiant

SUBSCRIBED AND SWORN TO before ~~me, this~~ the 30th day of June, 1995.

Notary Public

BERNARD M. ROSENBLUM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3-23-96

FOR AND IN CONSIDERATION OF the sum of One Million Six Hundred Fifty Thousand and no/100 Dollars ($1,650,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **1720 WEST END BUILDING, a Tennessee general partnership**, consisting of Bernard M. Rosenblum, Benita Kaimowitz, Carolyn R. Levine, Howard Rosenblum, Milton Grossman 1720 Trust - Mark Averbuch, Trustee, Barbara Grossman 1720 Trust - Mark Averbuch, Trustee, Laurence A. Grossman, and Dorothy Grossman, as partners, hereinafter called

the **Grantor**, has bargained and sold, and by these presents does transfer and convey unto **J.D. EATHERLY and LINEBERRY PROPERTIES, INC.**, hereinafter called the **Grantees**, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Two contiguous tracts described as follows:

TRACT A: Land in Davidson County, Tennessee, being part of Lot No. 134 on the Plan of John Boyd Home Tract, as of the record in Book 21, page 39, Register's Office for Davidson County, Tennessee, described according to a survey of W. R. Seigenthaler, Surveyor, dated June 26, 1984, as follows:

BEGINNING a point in the northerly margin of West End Avenue, said point being 50.00 feet east of the easterly margin of 18th Avenue North; thence with the westerly side of the 1720 West End Office Building and running parallel to the easterly margin of 18th Avenue North, North 31 degrees 24 minutes 40 seconds West 160.00 feet to an iron pipe in the southerly margin of a 20 ft. wide public alley; thence with said margin of the alley and parallel to the northerly margin of West End Avenue, North 58 degrees 45 minutes East 151.58 feet to a nail in concrete at the northwest corner of Lot 1 on the Plan of Tennessee Speed Sport and 1st American National Bank's property of record in Book 5190, page 16, R.O.D.C.; thence with the west line of said Lot 1 and running along a concrete retaining wall South 31 degrees 12 minutes 15 seconds East 160.00 feet to an iron pin in the northerly margin of West End Avenue and being the southwest corner of said Lot 1; thence with the northerly margin of West End Avenue South 58 degrees 45 minutes West 151.00 feet to an iron pin being the point of beginning.

TRACT B: Land in Davidson County, Tennessee, being Lots Nos. 75 and 76 on the Plan of John Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County, described according to a survey of W. R. Seigenthaler, Surveyor, dated June 26, 1984, as follows:

BEGINNING at an iron pin in the southerly margin of Hayes Street, said iron pin being 50.00 feet east of the easterly margin of 18th Avenue North and also being the northwest corner of said Lot 76; thence with the southerly margin of Hayes Street North 58 degrees 45 minutes East 100.00 feet to an iron pin, being the northeast corner of Lot 75; thence with the common line between Lot 75 and Lot 74, South 31 degrees 09 minutes 40 seconds East 180.00 feet to an iron pin, the southeast corner of Lot 75 and being in the northerly margin of a 20 ft. wide public alley; thence with said margin of the alley South 58 degrees 45 minutes West 100.00 feet to an iron pin, being the southwest corner of

Lot 76; thence with the common line between Lot 76 and Lot 77, North 31 degrees 09 minutes 40 seconds West 180.00 feet to the point of beginning.

Also included is all right and interest, if any, that may have been acquired by adverse possession to land lying adjacent to the western property line of Lot 76 of Tract B located between such western property line and a steel cable and post fence.

Being the same property previously conveyed to Grantor from 1720 West End, Limited by deed of record in Book 8254, page 975, Register's office for Davidson County, Tennessee.

This is improved property, known as 1720 West End Building, Nashville, Tennessee 37203.

This conveyance is expressly made subject to the following:

1. The lien for 1995 taxes which will be paid by the Grantees.

2. Rights of tenants in possession.

3. Lease agreements relating to the property.

4. Such matters as an accurate survey would disclose.

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

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further convenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by all of its constituent partners, effective this 30th day of June, 1995.

1720 WEST END BUILDING, a Tennessee general partnership

By: _____
Bernard M. Rosenblum

By: _____
Benita Kaimowitz

By: _____
Carolyn R. Levine

By: _____
Howard Rosenblum

By: Milton Grossman 1720 Trust

By: _____
Mark Averbuch, Trustee

By: Barbara Grossman 1720 Trust

By: _____
Mark Averbuch, Trustee

By: _____
Laurence A. Grossman

By: _____
Dorothy Grossman

- -

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Claudia L. Harbin, a Notary Public of said County and State, personally appeared **Bernard M. Rosenblum**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a partner of 1720 West End Building, the within named bargainor, a partnership, and that such person, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as partner.

Witness my hand and seal, this 30th day of June, 1995.

_____
Notary Public

My Commission Expires: 1-27-96

STATE OF ~~MICHIGAN~~ TENNESSEE)
COUNTY OF ~~WASHTENAW~~ DAVIDSON)

Before me, Bernard M. Rosenblum, a Notary Public of said County and State, personally appeared **Benita Kaimowitz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a partner of 1720 West End Building, the within named bargainor, a partnership, and that such person, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as partner.

Witness my hand and seal, ~~this~~ 9th day of June, 1995.

Notary Public

My Commission Expires: 3-23-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Bernard M. Rosenblum, a Notary Public of said County and State, personally appeared **Carolyn R. Levine**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a partner of 1720 West End Building, the within named bargainor, a partnership, and that such person, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as partner.

Witness my hand and seal, this 9th day of June, 1995.

Notary Public

My Commission Expires: 3-23-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Bernard M. Rosenblum, a Notary Public of said County and State, personally appeared **Howard Rosenblum**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a partner of 1720 West End Building, the within named bargainor, a partnership, and that such person, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as partner.

Witness my hand and seal, this 9th day of June, 1995.

Notary Public

My Commission Expires: 3-23-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public of said County and State, personally appeared **Mark Averbuch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Trustee of the Milton Grossman 1720 Trust**, a partner of 1720 West End Building, the within named bargainor, a partnership, and that such person, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as partner.

Witness my hand and seal, this 16th day of June, 1995.

_____
Notary Public

My Commission Expires: 5/23/98

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public of said County and State, personally appeared **Mark Averbuch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Trustee of the Barbara Grossman 1720 Trust**, a partner of 1720 West End Building, the within named bargainor, a partnership, and that such person, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as partner.

Witness my hand and seal, this 16th day of June, 1995.

_____
Notary Public

My Commission Expires: 5/23/98

- -

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public of said County and State, personally appeared **Laurence A. Grossman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a partner of 1720 West End Building, the within named bargainor, a partnership, and that such person, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as partner.

Witness my hand and seal, this 16th day of June, 1995.

_____
Notary Public

My Commission Expires: 5/23/98

BOOK 9723 PG 552

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

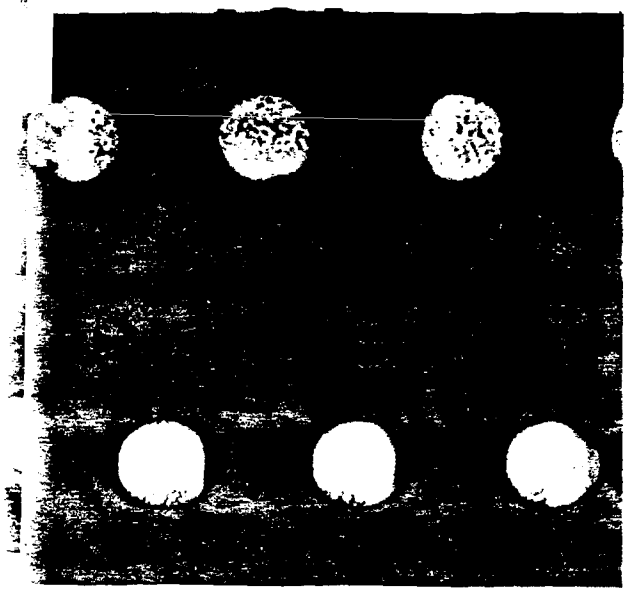
Before me, _____, a Notary Public of said County and State, personally appeared **Dorothy Grossman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a partner of 1720 West End Building, the within named bargainor, a partnership, and that such person, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as partner.

Witness my hand and seal, this 16th day of June, 1995.

_____
Notary Public

My Commission Expires: 5/23/98

3470 07/06 0101 03CHECK 6134.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

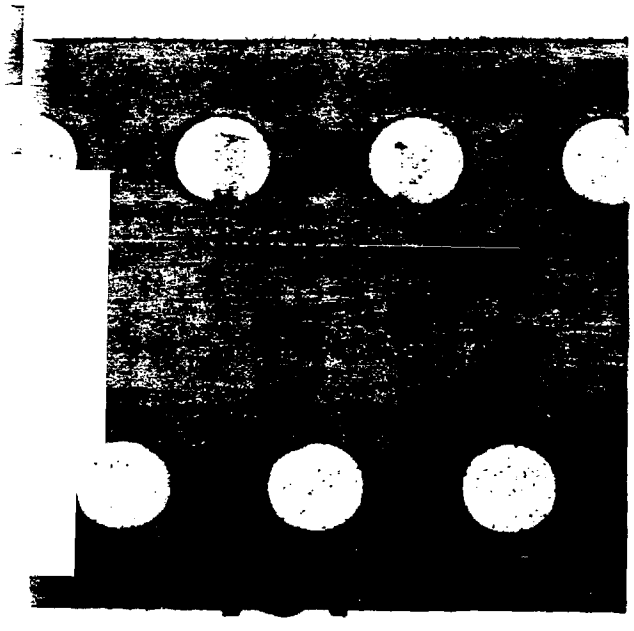
RECEIVED OF _____

FOR _____

BOOK 9723 PG 553

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 1650000.00
CON TX 6105.00
PRFEE 1.00
WDEED 28.00
TOTAL 6134.00
CHECK 6134.00

07/06/95 01 11:06 0001 0470

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0076653
IDENTIF. & REFERENCE

95 JUL -6 AM 11:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 927613