THIS INSTRUMENT PREPARED BY:
J. Steven Kirkham
MANIER, HEROD, HOLLABAUGH & SMITH
2200 First Union Tower
150 Fourth Avenue North
Nashville, Tennessee 37219-2494

BK 9734PG324

New Owner:	Tax Bills To:	Map/Parcel:
M. Andrew Holland, Trustee for benefit of E. Howard Brandon and Ruth A. Brandon c/o John Bean, Esq. 2000 First Union Tower Nashville, TN 37219	Same	Pcls: 93-9, 93-13 203,204,205,206,7

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Million Four Hundred Thousand ($1,400,000.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, D. H. & Ruann, Inc. (Tracts 1-5) and Kiyono, Inc., (Tracts 6 & 7) ("Grantors"), have bargained and sold, and do hereby sell, transfer, convey, and confirm unto M. Andrew Holland, Trustee for the benefit of E. Howard Brandon and wife, Ruth A. Brandon, of Nashville, Davidson County, Tennessee ("Grantee"), his heirs, successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

BEING Tracts 1 through 5 of the same property conveyed to Grantor D. H. and Ruann, Inc., by deed from Aurora Publishers, Inc., as recorded in Book 4966, Page 529, and Deed of Correction recorded in Book 6043, page 774, records of Davidson County, Tennessee; in addition to Quitclaim Deed from Shau-Hwa Jones, Trustee, of record in Book 9734, Page 319, RODC

BEING Tracts 6 and 7 of the same property conveyed to Grantor Kiyono Corporation (Tracts 6 and 7), by Trustee Deed from Gilbert L. Cohen to Brion Corporation (now known as Kiyono Corporation) as recorded in Book 5076, page 771, records of Davidson County, Tennessee.

This is improved property known as 118 Sixteenth Avenue, South, Nashville, Davidson County, Tennessee 37203.

TO HAVE AND TO HOLD the said parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said Grantee, his heirs, successors, and assigns, forever. And Grantors covenant with said Grantee that Grantors 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:

1. All matters shown on Plat recorded in Plat Book 1, page 15;

2. Memorandum of Lease of record in Book 9311, page 594; together with option to purchase at specified amounts; and

3. Lease Agreement of record in Book 6524, page 751, establishing rental of five (5) parking spaces; and

4. Tax for 1995, a lien, not yet due and payable.

Grantors do further covenant and bind their assigns, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors, and assigns, against the lawful claims of all persons. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand as of this 18th day of July, 1995.

GRANTORS:

D. H. & Ruann, Inc., a Tennessee corporation

By: _____
Daniel Hsu, President

Kiyono Corporation, a Tennessee corporation

By: _____
Daniel Hsu, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public for the State and County aforesaid, Daniel Hsu, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of D. H. & Ruann, Inc., and Kiyono Corporation, Tennessee corporations, the within named bargainors, and he as such President, being authorized so to do, executed the foregoing Instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand at office in _____, this ____ day of _____, 1995.

_____
Notary Public

My Commission Expires: _____

BCT3 BARBARA J. EGGERS COMM.#987451 NOTARY PUBLIC-CALIFORNIA ORANGE COUNTY My Comm. Expires March 24, 1997 BCT3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $1,400,000.00.

_____
Affiant

Sworn to and subscribed before me this ____ day of _____, 1995.

_____
Notary Public

My Commission Expires: _____

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BCT3 BARBARA J. EGGERS COMM.#987451 NOTARY PUBLIC-CALIFORNIA ORANGE COUNTY My Comm. Expires March 24, 1997 BCT3

LAND lying in Davidson County, Tennessee, being more particularly described as follows:

TRACT NO. 1:

BEING the West 35 feet of Lot 197 and the East 35 feet of Lot 199 in McNairy's West Nashville Plan of record in Plan Book No. 1 of the Chancery Court, page 15, fronting 70 feet on the North side of Demonbreum Street, and running back between parallel lines, 166 feet to an alley.

SAID property herein conveyed begins at a point in the northern margin of Demonbreum Street 158 feet East from the northeast corner of Demonbreum Street and Sixteenth Avenue South or Belmont Avenue, running thence with the northern margin of Demonbreum Street, easterly 70 feet; thence northerly at right angles to Demonbreum Street, 166 feet to an alley; thence along the southern margin of said alley, westerly 70 feet; thence southerly at right angles 166 feet to the beginning.

TRACT NO. 2:

BEING part of Lots Nos. 199 and 201 in McNairy's Plan of West Nashville Lots, as of record in Book 9, page 322, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the southeast corner of 16th Avenue South, formerly Belmont Avenue or Mulberry Street and an alley, being the northwest corner of said Lot No. 201; thence with the southerly margin of said alley, easterly 158 feet; thence southerly, parallel with said Avenue, 82-1/2 feet to a stake 82-1/2 feet northerly from the northerly margin of Demonbreum Street; thence westerly, parallel with said Street, 158 feet to the easterly margin of 16th Avenue South; thence northerly with the easterly margin of said Avenue, 82-1/2 feet to the beginning.

TRACT NO. 3:

BEING the easterly 67.2 feet of the northerly part of Lot No. 135 on the plan of McNairy's West Nashville Lots, as of record in Book 9, pages 322 and 323, Register's Office for Davidson County, Tennessee, and Minute Book "C", pages 136 and 137, Chancery Court at Nashville, and more fully described as follows:

SAID part of Lot No. 135 fronts 67.2 feet on the southerly side of McGavock Street and runs back 114.4 feet on the easterly line and 114.1 feet on the westerly line to a dead line, measuring 67.2 feet thereon.

EXHIBIT "A"-1

ALSO a right-of-way from the alley in the rear of said Lot 135 across the rear 53.6 feet, more or less, of said Lot No. 135 to the property herein described for ingress and egress to and from said property, for deliveries of coal and other things, said right-of-way to be wide enough for the passage of trucks, wagons and like vehicles.

TRACT NO. 4:

BEING the westerly 48 feet of Lot No. 133 in McNairy's Plan of West Nashville Lots, as of record in Book 9, page 322, Register's Office for Davidson County, Tennessee, and in Minute Book "C", pages 136 and 137, Chancery Court at Nashville, and more fully described as follows:

BEGINNING on the southerly margin of McGavock Street at the corner of Lots Nos. 133 and 135; thence with the southerly margin of said street, eastwardly 48 feet, more or less, to Carrie Matthews' northwest corner; thence with her westerly line, southwardly 166 feet to the northerly margin of an alley; thence with said alley, westwardly 48 feet, more or less, to the corner of Lots Nos. 133 and 135; thence northwardly, with the line between said two lots, 166 feet to the beginning.

TRACT NO. 5:

BEING the westerly 27 feet of the easterly 52 feet of Lot No. 133 on the plan of McNairy's West Nashville lots, as of record in Book 9, page 322, Register's Office for Davidson County, Tennessee, and in Minute Book "C", pages 136 and 137, Chancery Court at Nashville.

SAID part of Lot No. 133 fronts 27 feet on the southerly side of McGavock Street and runs back between parallel lines 166 feet to an alley.

BEING the same property conveyed to D. H. Ruann, Inc., a Tennessee Corporation, by Deed of Record in Book 4966, page 529, as corrected in Book 5043, page 774, Register's Office for Davidson County, Tennessee.

TRACT NO. 6:

BEING the easterly part of Lot No. 135 on the Plan of McNairy's West Nashville Lots, as of record in Book 9, pages 322 and 323, Register's Office for Davidson County, Tennessee, also in Minute Book "C", pages 136 and 137, Chancery Court at Nashville.

SAID part of Lot No. 135 fronts 70 feet 5 inches on the southerly side of McGavock Street, and extends back between parallel lines 166 feet to an alley.

EXHIBIT "A"-2

TRACT NO. 7:

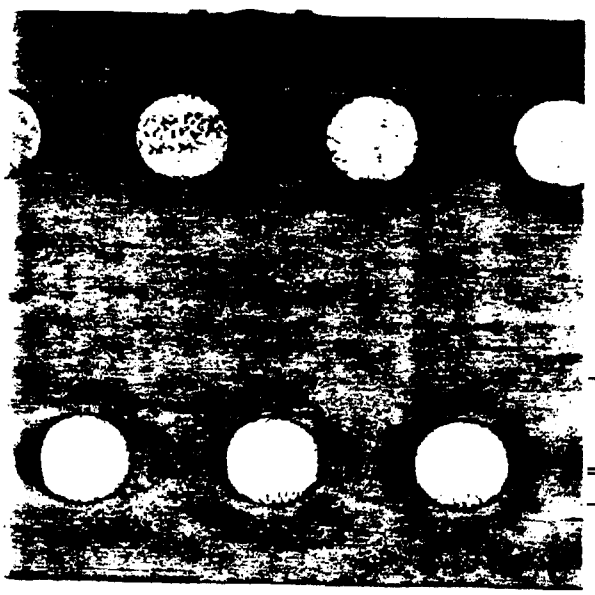
BEING Lot No. 137 and the westerly 29 feet, 7 inches of Lot No. 135 on the map of McNairy's West Nashville Plan, as of record in Minute Book "C", pages 136 and 137, Chancery Court at Nashville.

INCLUDED but EXCLUDED from Tract 7 is that property conveyed to S. N. Frey, in Book 1217, page 352, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Brion Corporation of Nashville, by Deed of Record in Book 5076, page 771, Register's Office for Davidson County, Tennessee. Brion Corporation of Nashville changed its name to Kiyono Corporation by Articles of Amendment to the Charter in Book 5836, page 476, Register's Office for Davidson County, Tennessee.

0080148
IDENTIFICATION REFERENCE
95 JUL 19 AM 9:50
REGISTER
DAVIDSON CO. TENN.

EXHIBIT "A"-3



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

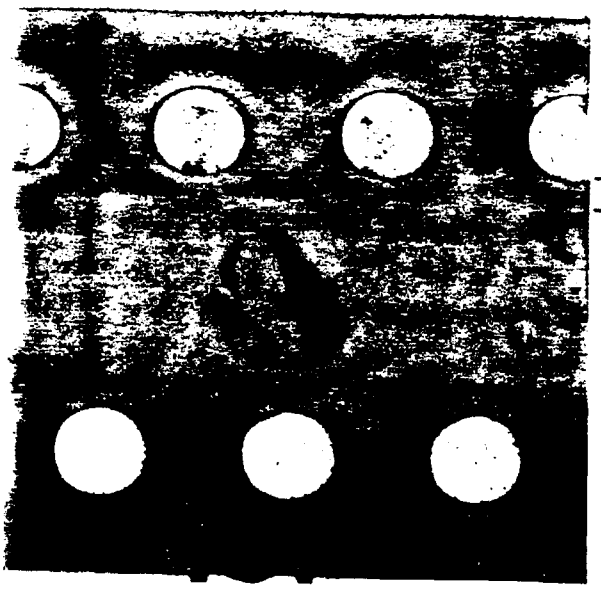
FOR _____

BOOK 9734 PG 329

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

CAM
1400000.00
CO TX 5180.00
PRFEE 1.00
MISC 20.00
TOTAL 5201.00
CHECK 5201.00
07/19/95 01 09:50 0001 2352



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00801148
IDENTIF. & REFERENCE

95 JUL 19 AM 9:50
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 931444