BOOK 9764 PG 439

44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 695,800.00

Joe D Feagin
Affiant

Subscribed and sworn to before me this 16th day of August, 1995.

Betty J. Deakins
Notary Public

BETTY J. DEAKINS
Notary Public, Davidson Co. TN
My Comm. Expires Jan. 20, 1999

My Commission expires:

00090173

IDENTIF. ▲ REFERENCE

95 AUG 16 PM 2:03

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

This instrument prepared by:

Fishman, Jones, Walsh & Marsh, P.C.
Preston Commons West
8117 Preston Road, Suite 440
Dallas, Texas 75225

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers:
Mikonos, L.L.C. 425 Swiss Avenue Nashville, Tennessee 37211	SAME	Map 161 Parcel 243

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN ARNOLD BANKS, TRUSTEE of The Joe and Sharon Feagin Children's Trust, a Texas trust (being one and the same as the Joe & Sharon Feagin Children's Trusts), having full power to assign, transfer, and convey without the joinder of any beneficiary, and JON CONDOIANIS, TRUSTEE of The Christopher Nicola Tomescu Trust, a Texas trust, having full power to assign, transfer, and convey without the joinder of any beneficiary** (collectively the "Grantor"), have bargained and sold and by these presents do transfer and convey unto **MIKONOS, L.L.C.**, a Tennessee limited liability company ("Grantee"), its successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

The Property is unimproved property, located at 425 Swiss Avenue, Nashville, Davidson County, Tennessee 37211.

THIS CONVEYANCE IS SUBJECT to the matters listed and described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever; and Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

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.

This Deed may be executed in one or more counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute one and the same document.

WITNESS our hands this 15 day of August, 1995.

GRANTOR:

John Arnold Banks

John Arnold Banks, Trustee of The
Joe and Sharon Feagin Children's Trust

STATE OF ~~Texas~~ Texas)
COUNTY OF Lubbock)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Arnold Banks, Trustee of The Joe and Sharon Feagin Children's Trust, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of August, 1995.

Brent Cates

Notary Public

My Commission Expires: 10-11-1998

(ADDITIONAL SIGNATURE PAGE FOLLOWS)

(SIGNATURE PAGE TO WARRANTY DEED)

GRANTOR:

Jon Condoianis, Trustee of The
Christopher Nicola Tomescu Trust

STATE OF Texas)
COUNTY OF Travis)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jon Condoianis, Trustee of The Christopher Nicola Tomescu Trust, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of August, 1995.

Pam Blomdahl
Notary Public

My Commission Expires: 03/09/98

PAM BLOMDAHL
NOTARY PUBLIC
State of Texas
Comm. Exp. 03-09-98

3:78 08/16 0101 03CHECK 2595.46

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Hickory Commercial Park Section One, of record in Book 6900, Page 806, Register's Office for Davidson County, Tennessee, and being more particularly described, according to a survey by George Anton (Tennessee R.L.S. No. 5348), dated August 1, 1995, as follows:

Beginning at a point situated in the southerly margin of Swiss Avenue, said point being 473.94 feet west of a point situated in the southwest quadrant of the right-of-way intersection of Nolensville Pike and Swiss Avenue;

Thence, leaving the southerly margin of Swiss Avenue, S 6 degrees 02 minutes 00 seconds W, a distance of 167.73 feet to a point;

Thence, S 6 degrees 22 minutes 18 seconds W, a distance of 476.54 feet to a point;

Thence, N 83 degrees 28 minutes 53 seconds W, a distance of 818.46 feet to a point;

Thence N 6 degrees 01 minute 02 seconds E, a distance of 549.87 feet to a point situated in the southerly margin of Swiss Avenue;

Thence, along the southerly margin of Swiss Avenue S 83 degrees 53 minutes 00 seconds E, a distance of 489.64 feet to a point;

Thence, around a curve to the left having a central angle of 29 degrees 43 minutes 14 seconds, a radius of 669.22 feet, and a length of 347.14 feet, to the point of beginning and containing 10.87 acres of land more or less.

Being part of the same property conveyed to The Christopher Nicola Tomescu Trust (as to a one-half undivided interest) and to The Joe and Sharon Feagin Children's Trust (as to a one-half undivided interest), by deed from Bill Henry and wife, Hattie Mai Polston Henry, of record in Book 6755, page 397, Register's Office for Davidson County, Tennessee, and by deed from Hickory Heights Enterprises, of record in Book 6751, page 296, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

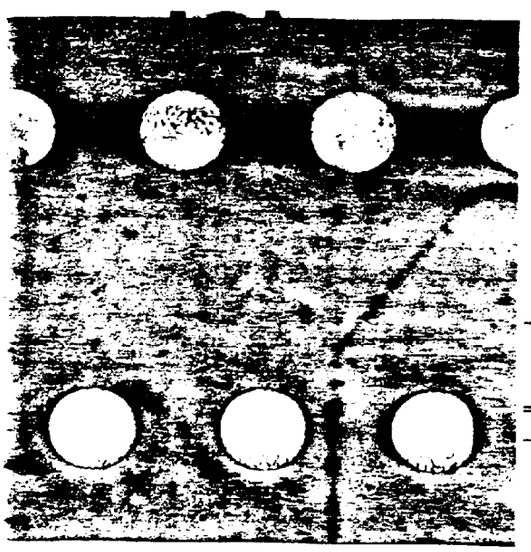
1. 1995 property taxes, a lien not yet due and payable.

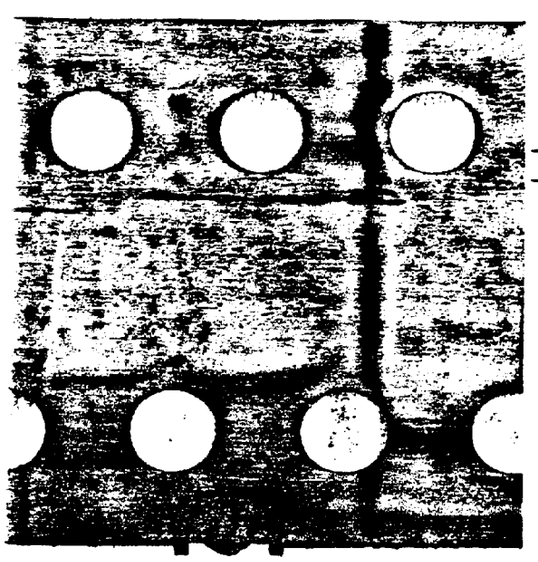
2. Matters shown on the Plan of Hickory Commercial Park Section One, of record in Book 6900, Page 806, Register's Office for Davidson County, Tennessee.

3. Agreement containing restrictions by and between American Fletcher National Bank and Trust Company and Cities Service Company, of record in Book 5497, page 230, Register's Office for Davidson County, Tennessee.

4. Agreement for participation in Huntington Park Trunk Sewer, of record in Book 6699, page 752, Register's Office for Davidson County, Tennessee.

5. Easement for right-of-way for street purposes, of record in Book 4730, page 607, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9764 PG 444

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
695800.00
CON TX 2574.46
PRFEE 1.00
WDEED 20.00
TOTAL 2595.46
CHECK 2595.46

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/16/95 01 14:03 0001 3198

00901 73
IDENTIF. ↑ REFERENCE

95 AUG 16 PM 2:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 942174