BOOK 9839 PG 179

41

GENERAL WARRANTY DEED

FROM: Lydia Kornman, Gladys Myer, Rebecca Raskin and Edwin B. Raskin, a partnership, now known as 3900 Company and being presently comprised of Edwin B. Raskin, Rebecca K. Raskin, Gladys K. Myer, and Edwin B. Raskin, Trustee for Rebecca K. Raskin Trust under the Will of Lydia Kornman, Grantor

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
424 Church Street, Suite 1900
SunTrust Center
Nashville, Tennessee 37219

95 OCT 26 PM 1:01
DAVIDSON COUNTY, TN

911714

TO: Tamay Ozari, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Tamay Ozari 3814 Charlotte Avenue Nashville, TN 37209	Same	92-090-163

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Six Hundred Ninety Thousand and No/100 Dollars ($690,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 18 day of October, 1995.

Deborah A. Hughes
Notary Public

My Commission Expires: 7/24/99

FOR AND IN CONSIDERATION OF the sum of Six Hundred Ninety Thousand and No/100 Dollars ($690,000.00), of which Fifty Thousand and No/100 Dollars ($50,000.00) has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder of which Grantee has executed a Purchase Money Promissory Note in the amount of Six Hundred Forty Thousand and No/100 Dollars ($640,000.00)

secured by a Purchase Money Tennessee Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing, the terms of which are incorporated herein by reference to the extent necessary to grant a vendor's lien to Grantor, and by UCC-1 Financing Statements, all of which are being recorded simultaneously herewith, LYDIA KORNMAN, GLADYS MYER, REBECCA RASKIN AND EDWIN B. RASKIN, A PARTNERSHIP, now known as 3900 COMPANY and being presently comprised of Edwin B. Raskin, Rebecca K. Raskin, Gladys K. Myer, and Edwin B. Raskin, Trustee for Rebecca K. Raskin Trust under the Will of Lydia Kornman ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto TAMAY OZARI ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 3814 Charlotte Avenue, Nashville, Tennessee 37209.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B to which this conveyance is expressly made subject.

Lydia Kornman is deceased, and the interest of Lydia Kornman as a partner in Grantor has passed under her will to Gladys K. Myer and Edwin B. Raskin, Trustee for Rebecca K. Raskin Trust under the Will of Lydia Kornman. Edwin B. Raskin and Rebecca K. Raskin are married to each other. Gladys K. Myer is married to Charles M. Myer, Jr. The undersigned partners of Grantor certify, represent and confirm that they are the sole partners in Grantor and that there are no other partners in Grantor. By this deed, each of the undersigned, as individuals, quitclaims to Grantee all undivided rights, title and interest, if any, that any of them may have in the Property. By Amendment to Grantor's Agreement of Partnership dated January ____, 1975, a partnership interest in Grantor was vested in Charles M. Myer, Jr. and Gladys K. Myer as Trustees under a Declaration of Trust entered into on the ____ day of December, 1974. Charles M. Myer, Jr. and Gladys K. Myer certify, represent and confirm that said Declaration of Trust has terminated and that the entire beneficial interest held by them as Trustees thereunder is now held by Gladys K. Myer, individually, as a partner in Grantor. Charles M. Myer, Jr. joins in this conveyance to confirm the statements set forth in the two preceding sentences and to quitclaim to Grantee all of his rights, title and interest in Grantor and the Property, whether by marriage, or held by him in trust or otherwise, but without any covenants, representations or warranties whatsoever.

Witness our hands this 18th day of October, 1995.

LYDIA KORNMAN, GLADYS MYER,
REBECCA RASKIN AND EDWIN B. RASKIN,
a partnership, now known as
3900 COMPANY and being presently
comprised of the undersigned

By: _____
EDWIN B. RASKIN, Partner

By: _____
REBECCA K. RASKIN, Partner

By: _____
GLADYS K. MYER, Partner

By: _____, Trustee

EDWIN B. RASKIN, TRUSTEE
for Rebecca K. Raskin Trust
under the Will of Lydia Kornman,
Partner

_____

CHARLES M. MYER, JR.,
individually and as Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Teri C. Moore, a Notary Public of said County and State, personally appeared EDWIN B. RASKIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of 3900 COMPANY, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at Office in Nashville, this 18th day of October, 1995.

_____
Notary Public

My Commission Expires: 7-28-97

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Teri C. Moore, a Notary Public of said County and State, personally appeared REBECCA K. RASKIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a partner of 3900 COMPANY, the within named bargainor, a partnership, and that she as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by herself as partner.

Witness my hand and seal, at Office in Nashville, this 18th day of October, 1995.

_____
Notary Public

My Commission Expires: 7-28-97

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Jeri C. Moore, a Notary Public of said County and State, personally appeared EDWIN B. RASKIN, TRUSTEE for Rebecca K. Raskin Trust under the Will of Lydia Kornman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of 3900 COMPANY, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand, at Office, this 18th day of October, 1995.

Jeri C. Moore
Notary Public

My Commission Expires: 7-28-97

JERI C. MOORE NOTARY PUBLIC STATE AT LARGE WILLIAMSON CO.

STATE OF ALABAMA)
COUNTY OF Blount)

Before me, J. Shereé Love, a Notary Public of said County and State, personally appeared GLADYS K. MYER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a partner of 3900 COMPANY, the within named bargainor, a partnership, and that she as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by herself as partner.

Witness my hand, at Office, this 21st day of October 1995.

J. Shereé Love
Notary Public

J. SHEREE LOVE NOTARY PUBLIC ALABAMA STATE AT LARGE

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES SEPT. 1998.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

My Commission Expires: _____

STATE OF ALABAMA)
COUNTY OF Blount)

Personally appeared before me, J. Shereé Love, a Notary Public of said County and State, CHARLES M. MYER, JR., the within named bargainor, individually and as Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 21st day of October, 1995.

J. Shereé Love
Notary Public

J. SHEREE LOVE NOTARY PUBLIC ALABAMA STATE AT LARGE

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE. MY COMMISSION EXPIRES SEPT. 1998. BONDED THRU NOTARY PUBLIC UNDERWRITERS.

EXHIBIT A

Property Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being the property of Lydia Kornman, Gladys Myer, Rebecca Raskin and Edwin B. Raskin as of record in Deed Book 3675, page 41, Register's Office for Davidson County, Tennessee, and being a part of Lot 1, Plan of Clifton, of record in Plat Book 21, page 35, and being bounded on the South by the North right-of-way line of Charlotte Pike on the West by the East right-of-way line of Thirty-Ninth Avenue North and Richard D. and Michael J. Ragan, of record in Deed Book 7593, page 808, on the North by the South right-of-way line of Interstate 40, and on the East by Metropolitan Government Service Center West, of record in Deed Book 2106, page 211, a 12 foot wide alley and the property of John D. Cole, of record in Deed Book 7929, page 353, and being more particularly described as follows:

Beginning at an iron pin in the North right-of-way line of Charlotte Pike at the Intersection of the East right-of-way line of Thirty-Ninth Avenue North;

Thence, with the East right-of-way line of Thirty-Ninth Avenue North and the property of Richard D. and Michael J. Ragan, North 05 deg. 54 min. 53 sec. East, 541.21 feet to an iron pin in the South right-of-way line of Interstate 40;

Thence, with the South right-of-way line of Interstate 40, North 74 deg. 50 min. 39 sec. East, 3.10 feet to a concrete monument;

Thence, North 77 deg. 16 min. 17 sec. East, 314.20 feet to an iron pin;

Thence, North 88 deg. 22 min. 19 sec. East, 140.72 feet to an iron pin in the West line of Metropolitan Government Service Center West;

Thence, with said West line of Metropolitan Government Service Center West and John D. Cole, South 05 deg. 45 min. 59 sec. West, 600.00 feet to an iron pin in the North right-of-way line of Charlotte Pike;

Thence, with the North right-of-way line of Charlotte Pike, South 88 deg. 01 min. 15 sec. West, 445.88 feet to the point of beginning.

The foregoing description was obtained from a survey dated October 12, 1995, prepared by Jimmy W. Springer, Registered Land Surveyor No. 825, of Cherry Land Surveying, 622 West Iris Drive, Nashville, Tennessee 37204.

Being part of the same property conveyed to Lydia Kornman, Gladys Myer, Rebecca Raskin and Edwin B. Raskin, a partnership, by Deed from The Akorn Realty Co., a Tennessee corporation, of record in Book 3675, page 41, Register's Office for Davidson County, Tennessee, Lydia Kornman having since died and by her will in Will Book 141, page 210, Davidson County Probate Court Clerk's Office, her interest was devised 1/2 to Edwin B. Raskin, Trustee of the Rebecca Raskin Trust and 1/2 to Gladys Myer.

EXHIBIT B

Encumbrances

1. Lease for approximately 800 square feet of storage space to Holiday Inn Vanderbilt

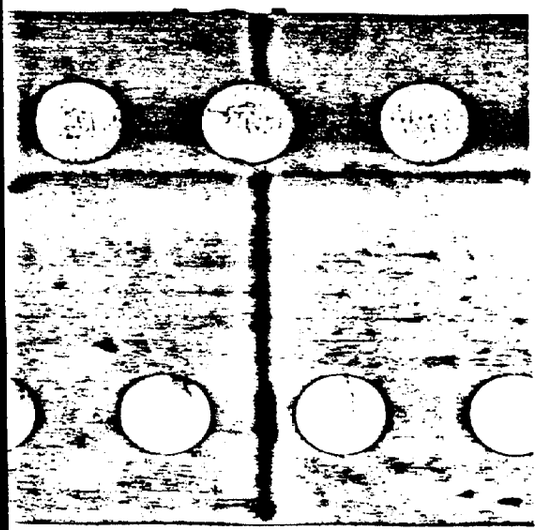
2. Sign Lease dated 1/7/92 with Whiteco Metrocom

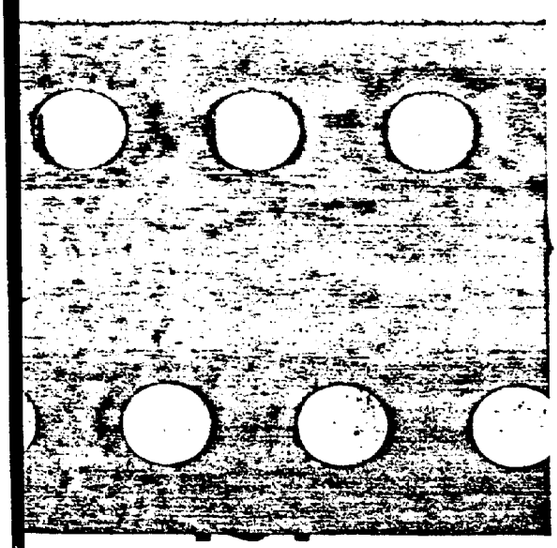
3. Matters shown on the survey dated October 12, 1995 prepared by Cherry Land Surveying

4. All matters shown on plat recorded in Book 21, page 35, Register's Office of Davidson County, Tennessee.

5. Title to any portion of the property located within the bounds of any roads, streets or highways.

RECD 10:26 3101 03C/ECK 2582.00





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

RECEIVED OF _____

FOR _____

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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

DAMT 690000.00
DDN TX 2553.00
PRFEE 1.00
MIEED 28.00
TOTAL 2582.00
CHECK 2582.00

10/26/95 01 16:04 0001 1066

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 OCT 26 PM 4:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0116174
IDENTIFICATION REFERENCE

No. 969737