BOOK 9867 PG 669

Box 49 (1)
95-29859
SJ

WARRANTY DEED

THIS INSTRUMENT PREPARED BY: PETER H. CURRY, ESQ., TUKE YOPP & SWEENEY, 17TH FLOOR, THIRD NATIONAL BANK BUILDING, NASHVILLE, TN 37219.

GRANTOR: DAVID G. PATTERSON, JR. D/B/A PATTERSON SIGN COMPANY

GRANTEE: TLC PROPERTIES, INC.

Address New Owner as Follows:	Send Tax Bills:	Map Parcel No.
5551 Corporate Blvd. Baton Rouge, LA 70808	5551 Corporate Blvd. Baton Rouge, LA 70808	81-16-362

****

FOR AND IN CONSIDERATION of the sum of One Hundred and Twenty Thousand and 00/100 ($120,000.00) Dollars cash in hand paid by TLC Properties, Inc., GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, David G. Patterson, Jr. d/b/a Patterson Sign Company, GRANTOR, do/does hereby bargain, sell and convey to GRANTEE, its successors and assigns that certain parcel of real estate located in Davidson County, Tennessee, more fully described in Exhibit A attached hereto and made a part hereof by this reference.

The Property is improved property known as north side of Jefferson Street, west of Interstate 40.

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, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to easements not shown by the public records and limitation of access to adjacent interstate highway.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $120,000.00

Affiant: _____

Sworn to and subscribed before me, this 11/22/95.

_____
Notary Public

My Commission Expires: 8/23/99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

165912.1 11/21/95

Except as to those matters set forth above, 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 the Grantee, its, successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 22ND day of November, 1995.

David G. Patterson, Jr.
a/d/a Patterson Sign Company

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa L. Holley, a Notary Public of said County and State, David G. Patterson, Jr. d/b/a Patterson Sign Company, 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 22 day of November, 1995.

Lisa L. Holley
Notary Public

My Commission Expires: 8/23/99

LISA L. HOLLEY NOTARY PUBLIC AT LARGE DICKSON COUNTY, TN

0125615

IDENTIFICATION REFERENCE

95 NOV 22 PM 3:37

FILED
DAVIDSON COUNTY, TN

1234 11/22 0101 03CHECK 457.00

165912.1 11/21/95

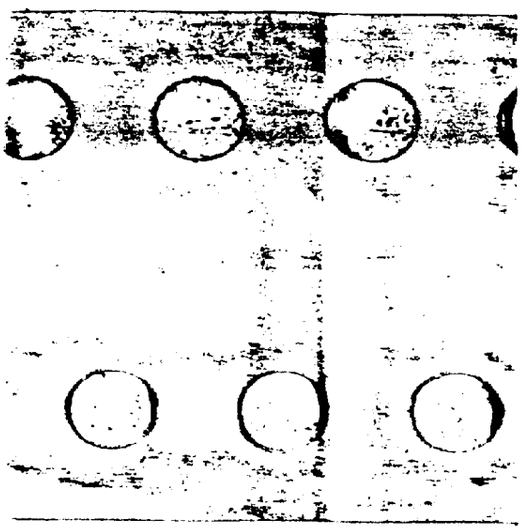
EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 10, on the plan of McGavock & Whitmore's, 2nd Addition, as shown on plat of record in Plat Book 21, page 41, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

According to said Plat Lot No. 10 fronts 50 feet on the North side of Jefferson Street, and runs back between parallel lines 150 feet, more or less, to an alley on which it measures 50 feet, thereon.

Included in the above description but excluded from this conveyance are the parts conveyed to the State of Tennessee for the construction of Project No. L-265-3(7)86, Tract No. 81-16-362 as of record in Book 4219, page 10, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patterson Sign Company, by Deed of Record in Book 9708, page 394, Register's Office for Davidson County, Tennessee.



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

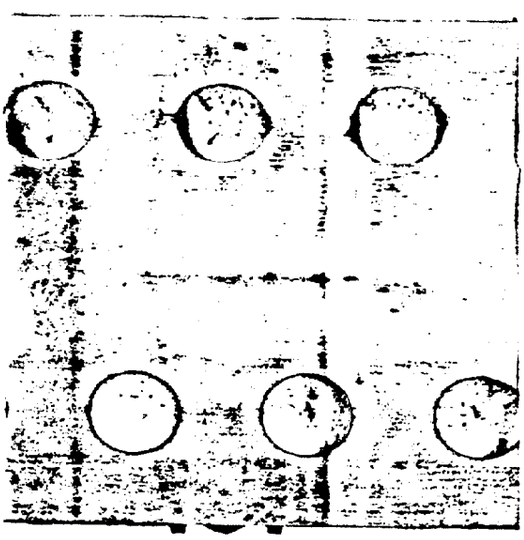
RECEIVED OF _____

FOR _____

BOOK 9867 PG 672

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
120000.00
CON TX 444.00
PRFEE 1.00
~~MRFEE 12.00~~
~~TOTAL 457.00~~
CHECK 457.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/22/95 01 15:39 0001 1284

0125615
IDENTIFICATION REFERENCE

95 NOV 22 PM 3:37
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 979817