FROM: Heirs of G. J. Cowley

This instrument prepared by
Stewart, Estes & Donnell (ATF)
SunTrust Center, 14th Floor
424 Church Street
Nashville, Tennessee 37219

TO: Jenkins Properties, L.P.
4215 Harding Road, Unit 1004
Nashville, TN 37205

BOOK 10010 PG 347

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
Jenkins Properties, L.P. 4215 Harding Road, Unit 1004 Nashville, TN 37205	Same	Map 71-7 Parcel 86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 52,500 .

Affiant

Subscribed and sworn to before me, this the 9th day of April, 1996.

Notary Public

My Commission Expires: 7-27-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the heirs of G. J. Cowley, namely his surviving spouse Mary Aline Cowley and all children, Mary Gilberdeen Winfrey and Everette M. Cowley, hereinafter called "GRANTORS," have bargained and sold, and by these presents do transfer and convey unto Jenkins Properties, L.P., a Tennessee Limited Partnership, hereinafter called "GRANTEE," its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A.

Said property is transferred subject to 1996 property taxes which will be paid by Grantee, and matters, if any, shown on Exhibit A.

This is unimproved property depicted.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors, and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whatsoever.

WITNESS its hand this 8 day of April, 1996.

Mary Gilberdeen Winfrey

Mary Aline Cowley by [signature]

Mary Aline Cowley, by Mary Gilberdeen Winfrey and Everette M. Cowley, joint attorneys in fact by that certain durable Power of Attorney of Record at Book 9342, Page 9, Register's Office for Davidson County

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named Mary Gilberdeen Winfrey and Everette M. Cowley, attorneys in fact for the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they on behalf of Mary Aline Cowley executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Goodlettsville, TN, this the 8 day of April, 1996.

[signature]

Notary Public

My Commission Expires: 11-22-97

book 10010 PG 349

Mary Gilberdeen Winfrey
Mary Gilberdeen Winfrey

Everette M. Cowley

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named Mary Gilberdeen Winfrey and Everette M. Cowley, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Goodlettsville, TN, this the 8th day of April, 1996.

Linda R. Daley
Notary Public

My Commission Expires: 11-22-97

0169562
IDENTIF. & REFERENCE

96 APR 10 AM 9:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

3568 04/10 0101 03CHECK 211.25

Land in Davidson County, Tennessee, described as follows:

Tract I: Lot No. 4 as shown on the Plan of Trinity Commercial Subdivision Section Two of record in Book 9700, page 129, Register's Office for said County.

Being the same property conveyed to Gilbert Jordan Cowley and wife Mary Murray Cowley by deeds of record in Book 1079, page 221 and Book 1101, page 44, said Register's Office , the said Gilbert Jordan Cowley having since died. Also being part of the same property conveyed to G.J. Cowley by deed of record in Book 1761, page 88, said Register's Office , the said G.J. Cowley having since died leaving Mary Murray Cowley, Mary Gilberdeen Winfrey and Everette M. Cowley as his sole heirs at law.

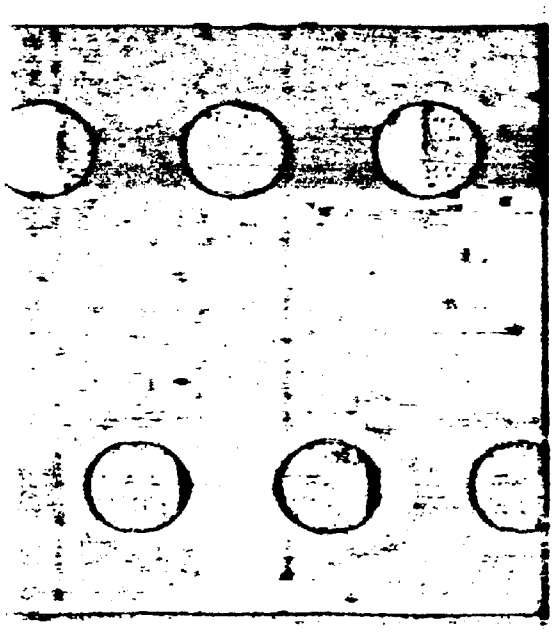
Tract II: Being land located in the First Civil District, Second Councilmanic District, Nashville, Davidson County, Tennessee, located generally south of West Trinity Lane between Lucas Lane and Dickerson Pike and being more particularly described as follows:

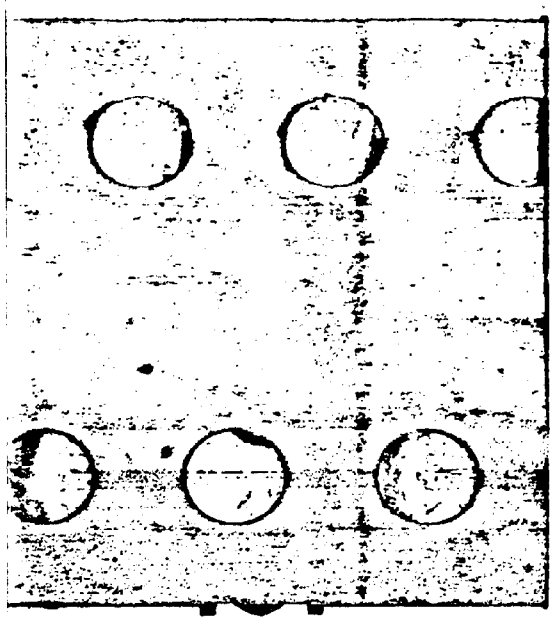
BOOK 10010 PG 350

Commencing at an iron in set in the westerly right-of-way line of Dickerson Pike, said pin being located S 11 deg. 16' 25" W, 444.37 feet from the southerly right-of-way line of West Trinity Lane, said pin also being the northeast property corner of Gilbert Jordan Cowley and wife Mary Murray Cowley of record in Book 1101, page 44, R.O.D.C.; thence, with the northerly line of Cowley, N 83 deg. 55' 36" W, 198.90 feet to an iron pin set, the true point of beginning; thence, with a severance line of Cowley, ,S 07 deg. 05' 10" W, 114.67 feet to an iron pin set in the northerly line of Lot 1 of the final plan; of E.A. Robertson Subdivision as of record in Plat Book 5190, page 394, R.O.D.C.; thence, with said northerly line, N 83 deg. 57' 18" W, 56.33 feet to an iron pin set at the northwest corner of said Lot 1 E.A. Robertson Subdivision; thence, N 84 deg. 07' 50" W, 29.14 feet to an existing iron pin at the southwest corner of the above mentioned Cowley; thence, with the west line of Cowley and an east line of Joseph William Sauve, as of record in Book 8289, page 110, R.O.D.C., N 07 deg. 02' 19" E, 114.80 feet to an existing iron pin in the southerly line of Davang P. Patel and Harsad V. Patel, of record in Book 8558, page 538, R.O.D.C.; thence, with said southerly line of Patel, S 83 deg. 55' 36" E, 85.56 feet to the point of beginning. Containing 9,808 square feet or 0.23 acre, more or less.

Being part of the same property conveyed to G.J. Cowley by deed of record in Book 1761, page 88, said Register's Office , the said G.J. Cowley having since died leaving Mary Murray Cowley, Mary Gilberdeen Winfrey and Everette M. Cowley, as his sole heirs at law.

EXHIBIT A





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

RECEIVED OF _____

FOR _____

BOOK 10010 PG 351

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
	MAMT	52500.00		
	ERR	CO		
	MAMT	52500.00-		
	CAMT	52500.00		
	CON TX		19.42	
	ERR	CO		
	CON TX		19.42-	
	CON TX		194.25	
	PRFEE		1.00	
	MFEE		16.00	
	TOTAL		211.25	
	CHECK		211.25	
04/10/96	01	09:11	0001	8568

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0169562
IDENTIF. ↑ REFERENCE

96 APR 10 AM 9:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026550