FROM: Jenkins Properties, L.P., and Joe A. Osborn & wife, Carolyn C. Osborn
c/o Jack Jenkins
4215 Harding Road, Unit 1004
Nashville, TN 37205

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

TO: Robert M. Johnson
c/o Ellis Moving Company
215 Fatherland Avenue
Nashville, TN 37213

BOOK 10010 PG 371

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
Robert M. Johnson c/o Ellis Moving Company 215 Fatherland Avenue Nashville, TN 37213	Same	Map 71-7 Parcels 84, portion of 85 & 258

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 886,417.50

Affiant

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

Notary Public

My Commission Expires: 7-27-96

WARRANTY DEED

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Jenkins Properties, L.P. and Joe A. Osborn and wife Carolyn C. Osborn, hereinafter called "GRANTORS," have bargained and sold, and by these presents do transfer and convey unto Robert M. Johnson, a Tennessee resident, hereinafter called "GRANTEE," his 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. Said property is also transferred subject to the following RESTRICTIVE COVENANT, to run with the land: Said property for a period of only fifteen (15) years from the date of execution hereof shall not be used for any type of hotel, motel, or transient resident facility.

BOOK 10010 PG 372

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, his successors, heirs, 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, his heirs, successors and assigns, against the lawful claims of all persons whatsoever.

WITNESS its hand this 9th day of April, 1996.

JENKINS PROPERTIES, L.P.

By: Jack L. Jenkins Management, Inc.

By: _____
Jack L. Jenkins, President

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 Jack L. Jenkins, the president of Jack L. Jenkins Management, Inc., the general partner of 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 he on behalf of the bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this the 9th day of April, 1996.

_____
Notary Public

My Commission Expires: 7-27-96

Joe A. Osborn

Carolyn C. Osborn

STATE OF TEXAS

COUNTY OF TRAVIS

BOOK 10010 PG 373

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named Joe A. Osborn and Carolyn C. Osborn, 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 Austin, Texas, this the 27th day of March, 1996.

JEANNIE C. COFFMAN
Notary Public, State of Texas
My Commission Expires
FEB. 2, 2000

Notary Public

My Commission Expires: _____

EXHIBIT A BOOK 10010 PG 374

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Trinity Commercial Subdivision, Section Two of record in Book 9700, page 129, Register's Office for Davidson County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jack L. Jenkins, as to an undivided 60% interest and Carolyn C. Osborn and husband, Joe A. Osborn, as to an undivided 40% interest, the said Jack L. Jenkins having since conveyed his interest to Jenkins Properties, L.P. by deed of record in Book 8040, page 283. Also being part of the same property conveyed to Jenkins Properties, L.P. by deed from Davang V. Patel and Harsad V. Patel of record in Book 10010, page 354. Also being part of the same property conveyed to Jenkins Properties, L.P. by deed from Joseph William Sauve of record in Book 10010, page 343. Also being part of the same property conveyed to Jenkins Properties, L.P. by deed from Jack L. Jenkins of record in Book 8040, page 290. Also being part of the same property conveyed to Jack L. Jenkins by deed from the heirs of G. J. Cowley of record in Book 10010, page 347.

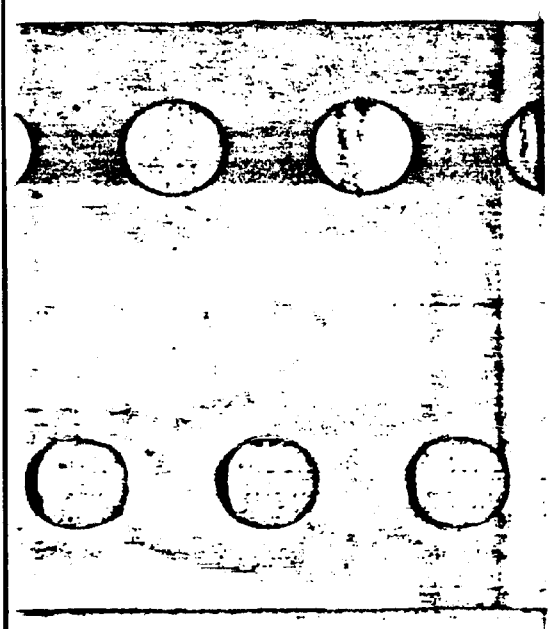
0169569
IDENTIF. ➔ REFERENCE

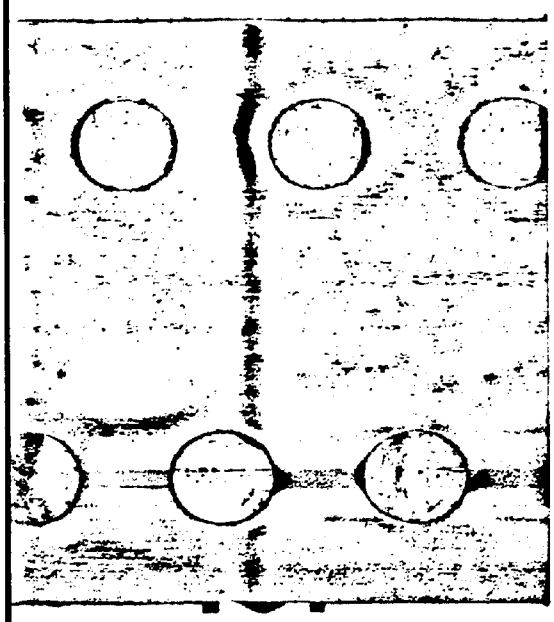
96 APR 10 AM 9:14

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

9575 04/10 0101 03CHECK 3296.68





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10010 PG 375

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
886417.50
CON TX 3279.68
PRFEE 1.00
WDEED 16.00
TOTAL 3296.68
CHECK 3296.68

04/10/96 01 09:15 0001 8575

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0169569
IDENTIF. ↑ REFERENCE

96 APR 10 AM 9:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026557