This instrument prepared by:
Hugh W. Entrekin
21st Floor, First American Center
Nashville, Tennessee 37238-0091

0176366
IDENTIF. ↑ REFERENCE
BOOK 10031 PG 370

D.T. 57

WARRANTY DEED

96 APR 30 PM 12:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Address New Owners As Follows: Send Tax Bills To: Map Parcel No.

United Power Services, Inc.
313 Hill Avenue
Nashville, TN 37210

SAME

Map 106-11
Parcel 27

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Five Star Investments, L.P., (formerly known as Tennessee Properties, Ltd.) (the "Grantor"), does hereby bargain, sell, transfer and convey unto United Power Services, Inc., a Tennessee corporation (the "Grantee") its successors and assigns, all its right title and interest in and to property located in the Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 3 on the Plan of Interstate Park South, Section Six, recorded in Plat Book 5200, page 662, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 113 feet on the West side of Hill Avenue and extends back 205.46 feet on the north line and 276.03 feet on the south line to a dead line measuring 125.88 feet thereon.

Being the same property conveyed to Tennessee Properties, Ltd. by deed from Life & Casualty Insurance Company of Tennessee, a Tennessee corporation of record in Book 6170, page 669, Register's Office for Davidson County, Tennessee. The said Tennessee Properties, Ltd. having since changed its name to Five Star Investments, L.P. as evidenced by Restatement of Certificate of Limited Partnership recorded in the Register's Office for Davidson County, Tennessee at Book 7808, page 309, and Certificate of Limited Partnership recorded at Book 8068, page 231, said Register's Office.

This property is unencumbered except for:

(1) 1996 property taxes which are being prorated and assumed by Grantee;

(2) Matters shown on Plan of Interstate Park South, Section Six of record in Plat Book 5200, page 662.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said United Power Services, Inc., its successors and assigns, forever.

AND Five Star Investments, L.P. does covenant with the said United Power Services, Inc. that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered,

except as specified above.

AND Five Star Investments, L.P. does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said United Power Services, Inc., its successors and assigns against the lawful claims of all persons whomsoever other than matters to which the conveyance is made subject.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 30 day of April, 1996.

FIVE STAR INVESTMENTS, L.P.

BY: STAR PROPERTIES, INC.,
ITS SOLE GENERAL PARTNER

BY: William E. Knestrick
WILLIAM E. KNESTRICK,
PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $290,000.00.

B R J
AFFIANT

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/22/97.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

My Commission Expires NOV. 22, 1997

Before me, PATTY J. WELCH of the state and county mentioned, personally appeared WILLIAM E. KNESTRICK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of STAR PROPERTIES, INC., sole general partner of FIVE STAR INVESTMENTS, L.P., the within name bargainor and that he as such President, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 30th day of April, 1996.

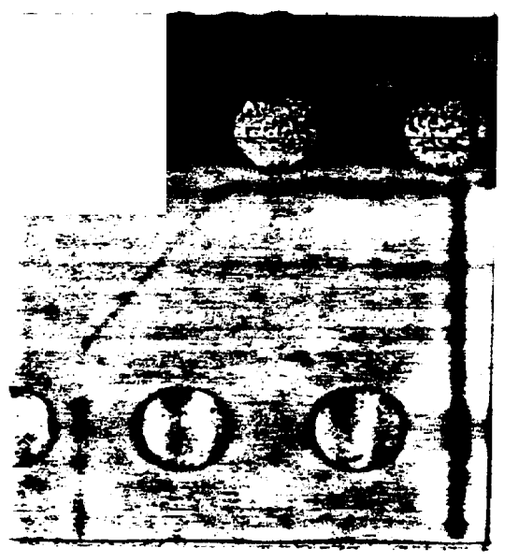
Patty J. Welch
Notary Public

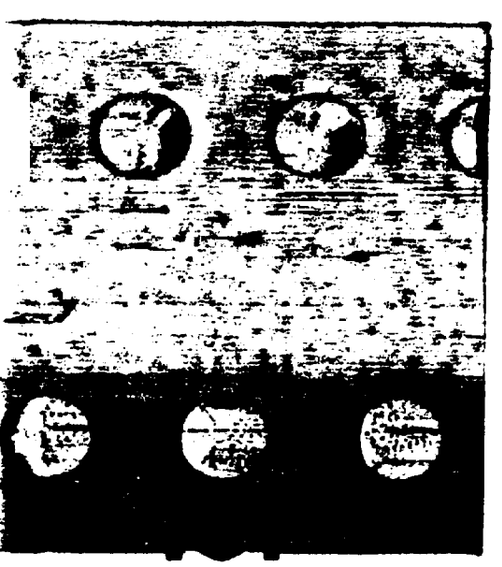
PATTY J. WELCH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/22/97

My Commission Expires NOV. 22, 1997

971 04/30 0101 03CHECK 1082.00





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

RECEIVED OF _____

FOR _____

BOOK 10031 PG 372

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	290000.00
			CON TX	1073.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1082.00
			CHECK	1082.00
04/30/96	01		12:37 0001	5771

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176366
IDENTIF. # REFERENCE

96 APR 30 PM 2:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 1033814

MUSIC CITY PRIN