50-A(JG1)

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville, Tennessee 37219

Map 82-14
Parcel 65

BOOK 10120 PG 211

Address New Owner/
Send Tax Bills to:

Sensing Enterprises
P. O. Box 1275
Nashville, Tennessee 37202

GENERAL WARRANTY DEED

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 considerations, the receipt and sufficiency of which are hereby acknowledged, THE SALVATION ARMY, a Georgia corporation (hereinafter the "GRANTOR"), has bargained and sold, and by these presents does hereby transfer, assign and convey unto SENSING ENTERPRISES, a Tennessee general partnership (hereinafter the "GRANTEE"), its successors and assigns, that certain tract or parcel of land in Nashville, Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

This is improved property known as 114 North First Street, Nashville, Tennessee.

The conveyance of the property herein, and all covenants and warranties of GRANTOR contained herein, are made expressly subject to those matters set forth on Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, and GRANTEE'S successors and assigns, forever. GRANTOR covenants that it is lawfully seized and possessed of the property in fee simple, has the right to convey the same, and that the title thereto is free from all encumbrances, except as otherwise set forth herein. GRANTOR further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to said property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has caused this General Warranty Deed to be executed as of this 26th day of June, 1996.

THE SALVATION ARMY, A GEORGIA CORP.

By: _____

Title: B. GORDON SWAYERS, VICE-PRESIDENT

STATE OF Georgia)
COUNTY OF DeKalb)

Before me, Lisa Lewis, a Notary Public of the State and County aforesaid, personally appeared ~~B. GORDON SWAYERS~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___ self to be ~~VICE-PRESIDENT~~ of The Salvation Army, the within named bargainor, a Georgia corporation, and that ___ as such ~~VICE-PRESIDENT~~ being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___ self as ~~VICE-PRESIDENT~~.

WITNESS my hand and official seal at Atlanta, DeKalb County, GA, this 26th day of June, 1996.

Lisa Lewis
Notary Public

My Commission Expires: Notary Public, Gwinnett County, Georgia My Commission Expires Dec. 4, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

AFFIANT

Subscribed and sworn to before me this 11th day of July, 1996.

Joan G Thigpen
Notary Public

My Commission Expires:

JOAN GRACHAN THIGPEN NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

My Commission Expires 4-16-2000

K:\REALEST\SALVARMY\114N1ST.DEE

EXHIBIT A

Land lying in Nashville, Davidson County, Tennessee, and being located in the northwesterly corner of the intersection of North First Street and Main Street (near the Victory Memorial Bridge), and being described according to a survey by Cherry Land Surveying, Project No. 96129, dated May 3, 1996, last revised June 19, 1996, and being more particularly described as follows:

Beginning at an iron rod found in the westerly right-of-way of Main Street, at the southwesterly radius turn of the intersection of the westerly right-of-way of said Main Street and the southerly right-of-way of North First Street;

Thence, with said westerly right-of-way of Main Street, South 57° 39' 50" West, 156.53 feet to an iron rod set;

Thence, South 58° 01' 34" West, 30.44 feet to an iron rod set at the northeasterly corner of the Metropolitan Government of Davidson County property, of record in Deed Book 7992, page 156, at the Register's Office for Davidson County, Tennessee;

Thence, leaving said westerly right-of-way, North 27° 23' 47" West, 62.50 feet to an iron rod set;

Thence South 60° 45' 00" West, 200.00 feet to an iron rod set;

Thence, South 27° 23' 47' East, 73.50 feet to a chisel mark found in the said westerly right-of-way of Main Street;

Thence, with said westerly right-of-way South 57° 32' 20" West, 35.31 feet to a chisel mark found;

Thence, leaving said westerly right-of-way and with the northerly line of Ashland Oil Company, of record in Deed Book 5437, Page 402, North 29° 19' 12" West, 101.04 feet to an iron rod found;

Thence, North 83° 57' 00" West, 16.50 feet to an iron rod found;

Thence 18° 25' 40" West, 77.22 feet to a concrete monument found;

Thence, North 15° 52' 41" East, 161.12 feet to a fence post;

Thence, North 34° 25' 20" West 378.99 feet to an iron rod set in the easterly line of a 40 foot permanent ingress/egress easement, of record in Deed book 3128, page 531;

Thence with said easterly line, North 60° 35' 23" East, 380.01 feet to an iron rod set in the southerly right-of-way of North First Street;

Thence, with said southerly right-of-way, South 27° 23' 39" East, 637.74 feet to an iron rod set;

Thence, with a curve to the right, having a central angle of 85° 03' 29", a radius of 19.00 feet, an arc length of 28.21 feet, a chord bearing and distance of South 15° 08' 06" West, 25.69 feet to the point of beginning and containing 243,097 square feet or 5.581 acres (more or less).

Being the same real property conveyed to The Salvation Army by Robert J. Howell, of record in Deed Book 7302, page 613, at the Register's Office for Davidson County, Tennessee.

EXHIBIT A (continued)

And Grantor quitclaims to Grantee without representation, warranty or covenant of any nature, a one-half undivided interest in any and all interest which Grantor may have in and to an easement for ingress and egress (whether granted under instrument of record in Book 3128, page 531, Said Register's Office (the "Deed"), or otherwise arising) across the following described property:

Land lying in Nashville, Davidson County, Tennessee, and being a portion of a 40 foot permanent ingress/egress easement for the Salvation Army, of record in Deed Book 3128, page 531, and being the property of Nashville Lumber and Building Materials of record in Deed Book 8889, page 602, and further being described according to a survey by Cherry Land Surveying, Project No. 96129, dated May 3, 1996, and being more particularly described as follows:

Beginning at an iron rod set in the westerly right-of-way of North First Street, said rod being the northeasterly corner of the property of The Salvation Army, of record in Deed Book 7302, page 613, at the Register's Office for Davidson County, Tennessee;

Thence, leaving said westerly right-of-way and with the northwesterly line of The Salvation Army property, South 60° 35' 23" West, 380.01 feet to an iron rod set, being the southwesterly corner of the said Salvation Army property;

Thence, North 29° 24' 37" West, 40.00 feet to a point;

Thence, North 60° 35' 23" East 390.99 feet to a point in the westerly right-of-way of North First Street;

Thence, with said westerly right-of-way, South 14° 03' 56" East, 41.48 feet to the point of beginning and containing 15,420 square feet or 0.353 acres (more or less).

And Grantee shall be responsible for one-half of Grantor's obligations under the referenced Deed, including one-half of all Grantor's costs and expenses of maintaining the roadway within said easement way referenced above.

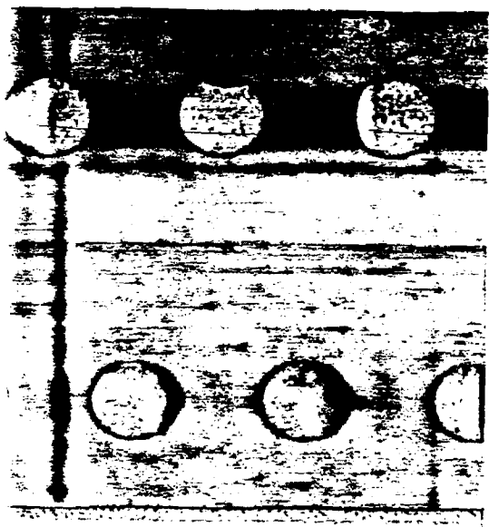
EXHIBIT B

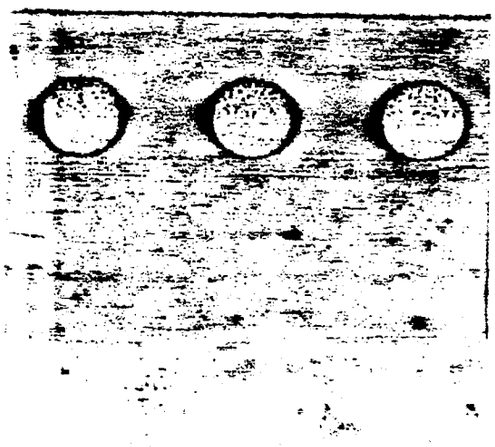
1. Real property taxes for 1996 and subsequent years, not yet due and payable.

2. Exceptions to easement of record in Book 3926, page 76, Register's Office for Davidson County, Tennessee.

3. Matters appearing on the Boundary and Topographic Survey of Slavation Army Property by Cherry Land Surveying, Inc., R. Scott Cherry, R.L.S. EN 152, dated May 3, 1996, last revised June 25, 1996.

0203288
IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 10120 PG 216

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 1200000.00
CON TX 4440.00
PRFEE 1.00
WDEED 20.00
TOTAL 4461.00
CHECK 4461.00

07/15/98 DL 09:00 0001 4929

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0203288
IDENTIF. # REFERENCE

98 JUL 15 AM 8:57

REGISTER
DAVIDSON COUNTY, TN.

No. 1062611