This Instrument prepared by
and after recording return to:
GREENE & GREENE
323 Union Street
Nashville, Tennessee 37201

Send Tax Bills to New Owner at:

Hugh Entrekin, Trustee for the
Akers Family Trust II
c/o the Parent Company
2002 Richard Jones Road, Suite C-103
Nashville, Tennessee 37215

Map 116
Group 07
Parcel 1

GENERAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THAT MARY JOYCE NIEDERHAUSER BURRUS, as tenant in common, and JEFFREY A. GREENE and wife, JENNYE BURRUS GREENE, as tenants by the entireties (herein collectively called the "Grantor" or "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by HUGH ENTREKIN, TRUSTEE FOR THE AKERS FAMILY TRUST II (herein called the "Grantee"), with full power to convey without the necessity of the joinder of any beneficiary, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"), subject to those matters set forth on the attached Exhibit A ("Permitted Exceptions"):

Being a parcel of land known as 4400 Malone Avenue in the city of Belle Meade, Second Civil District, Thirty-Fourth Councilmanic District, Davidson County, Tennessee, said parcel being located in the northwesterly quadrant of the intersection of Malone Avenue and Sunnyside Drive, being Lots 5 and 6 of Block "A" as described on an unrecorded plan of the Thomas H. Malone, and Ellen F. Malone land, being the same property conveyed to Leon M. Marlow and Marjorie H. Marlowe by Deed of Record in Book 1807, Page 103, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the northerly right-of-way line of Malone Avenue, said monument being located S 64° 02' 23' W, 24.85 feet from the westerly right-of-way line of Sunnyside Drive;

THENCE, with said northerly line of Malone Avenue, S 64° 02' 23' W, 223.54 feet to a concrete monument;

THENCE, leaving said northerly right-of-way line with the easterly line of property conveyed to J. Kenneth Jacobs and Ellen W. Jacobs by Deed of Record in Book 7033, Page 116, R.O.D.C., N 26° 07' 27' W, 340.19 feet to a concrete monument;

THENCE, leaving said easterly line with the southerly line of property conveyed to P. Millard Cohen and Peggy L. Cohen by Deed of Record in Book 4868, Page 64, R.O.D.C., N 63° 55' 46' E, 249.74 feet to a concrete monument in the westerly right-of-way line of Sunnyside Drive;

THENCE, leaving said southerly line with the westerly right-of-way line of Sunnyside Drive, S 25° 54' 00' E, 315.71 feet to a concrete monument;

THENCE, continuing with a curve to the right 39.12 feet to a concrete monument and the point of beginning, said curve having a central angle of 89° 39' 05', a radius of 25.00 feet, a tangent of 24.85 feet, and a chord of S 18° 57' 12' W, 35.25 feet.

Being the same property conveyed to Mary Joyce Niederhauser Burrus, as tenants in common with Jeffrey A. Greene and wife, Jennye Burrus Greene, at tenants by the entireties, by Deed from NationsBank of Tennessee, N.A. as Trustee under the Estate of Leon M. Marlowe, of record in Book 9376, page 398, Register's Office for Davidson County, Tennessee.

Containing 84,656 square feet or 1.94 acres, more or less.

This is improved property more commonly known as 4400 Malone Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenant with the Grantee that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple of the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantor has done no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind themselves, their successors and assigns, to WARRANT AND FOREVER DEFEND the title to the Property unto the Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantors as of the 11th day of September, 1996.

GRANTOR:

Jeffrey A. Greene

Jennye Burrus Greene

Mary Joyce Niederhauser Burrus by
Jennye Burrus Greene, Attorney-in-Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jeffrey A. Greene and Jennye Burrus Greene, with whom I am personally acquainted, the within named bargainors, and that they acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 11th day September, 1996.

Notary Public

My commission expires:
11-27-96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennye Burrus Greene, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged upon oath or affirmation that she is the Attorney-in-Fact of Mary Joyce Niederhauser Burrus, the maker and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 11th day September, 1996.

Paula S. Coombs
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO., TN.

My Commission Expires:
11-27-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is Six Hundred Thousand and 00/100 Dollars ($600,000.00).

Jennye A. Greene
AFFIANT

Sworn to and subscribed before me this 11th day of September, 1996.

Paula S. Coombs
Notary Public

My Commission Expires:
11-27-99

JAG/e9

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 600,000.00
Paula S Coombs
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September 19 96
Deputy Register

0224170
IDENTIFICATION REFERENCE

96 SEP 11 PM 3:18
FELIX Z. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

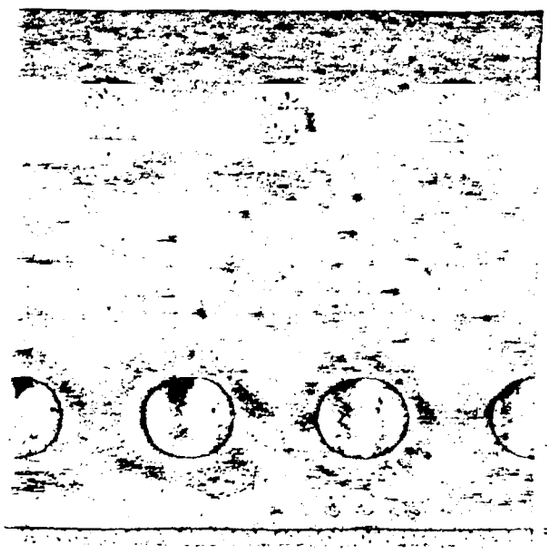
PICK-UP

TAX 2237.00

EXHIBIT "A"

1. Taxes for 1996 constitute a lien, but are not yet due and payable.

2. All matters as shown on survey made by Barge Waggoner Sumner and Cannon, Job No. 4925-49, dated April 13, 1994.



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

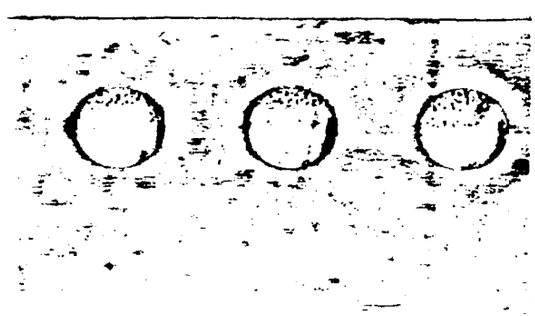
RECEIVED OF _____

FOR _____

BOOK 10138 PG 149

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

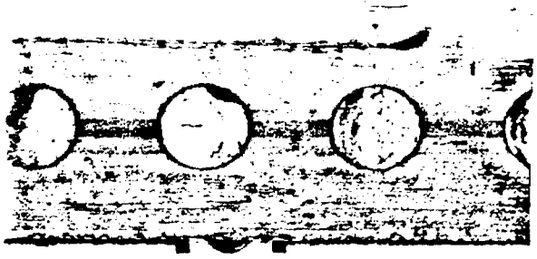
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 600000.00
CON TX 2220.00
PRFEE 1.00
WDEED 16.00
TOTAL 2237.00
CHECK 2237.00

09/11/96 01 15:25 0001 7326

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0224170
IDENTIF. ↑ REFERENCE

96 SEP 11 PM 3:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1029790