FROM: Carolyn C. Osborn & husband
Joe A. Osborn

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 10203 PG 647

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
Jenkins Properties, L.P. 4215 Harding Road Unit 1004 Nashville, TN 37205	Same	Map - Par. 71-6-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $315,038.00

Affiant

Subscribed and sworn to before me, this the 30 day of Sept., 1996.

Notary Public

My Commission Expires: 11-20-96

GENERAL WARRANTY DEED

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Carolyn C. Osborn and husband Joe A. Osborn (both persons collectively referred to as "GRANTORS") have bargained and sold, and hereby do transfer and convey unto Jenkins Properties, L.P., a Tennessee limited partnership (hereinafter called "GRANTEE,") its successors, 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.

BOOK 10203 PG 648

This is improved property depicted, known as 150 West Trinity Lane, Nashville, TN 37207.

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 it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves and their heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS its hand this 26 day of Sept., 1996.

Carolyn C. Osborn

Carolyn C. Osborn

STATE OF TEXAS

COUNTY OF TRAVIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named 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 she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this the 26th day of Sept., 1996.

KENDALL, RANDLE, FINCH & OSBORN
Attorneys at Law
515 Congress Avenue, Suite 1700
Austin, Texas 78701

Patricia M Nuhn

Notary Public

My Commission Expires:_____

PATRICIA M. NUHN
Notary Public, State of Texas
My Commission Expires
JAN. 19, 1999

BOOK 10208 PG 649

Joe A. Osborn

STATE OF TEXAS

COUNTY OF TRAVIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named Joe A. 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 he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 26th day of Sept., 1996.

PATRICIA M. NUHN
Notary Public, State of Texas
My Commission Expires
JAN. 19, 1999

Notary Public

My Commission Expires:_____

KENDALL, RANDLE, FINCH & OSBORN
Attorneys at Law
515 Congress, Suite 1700
Austin, Texas 78701

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the Plan of Trinity Commercial Subdivision, Section One, of record in Book 6900, page 993, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to JACK L. JENKINS, AS TO AN UNDIVIDED SIXTY PERCENT INTEREST, AND CAROLYN C. OSBORN AND HUSBAND, JOE A. OSBORN, AS TO AN UNDIVIDED FORTY PERCENT INTEREST by deed from Sovran Bank/Central South, Trustee, of record in Book 7685, page 189, Register's Office for Davidson County, Tennessee.

BOOK 10203 PG 651

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the Plan of Trinity Commercial Subdivision, Section One, of record in Book 6900, page 993, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to JACK L. JENKINS, AS TO AN UNDIVIDED SIXTY PERCENT INTEREST, AND CAROLYN C. OSBORN AND HUSBAND, JOE A. OSBORN, AS TO AN UNDIVIDED FORTY PERCENT INTEREST by deed from Sovran Bank/Central South, Trustee, of record in Book 7685, page 189, Register's Office for Davidson County, Tennessee.

0231082

IDENTIFICATION REFERENCE

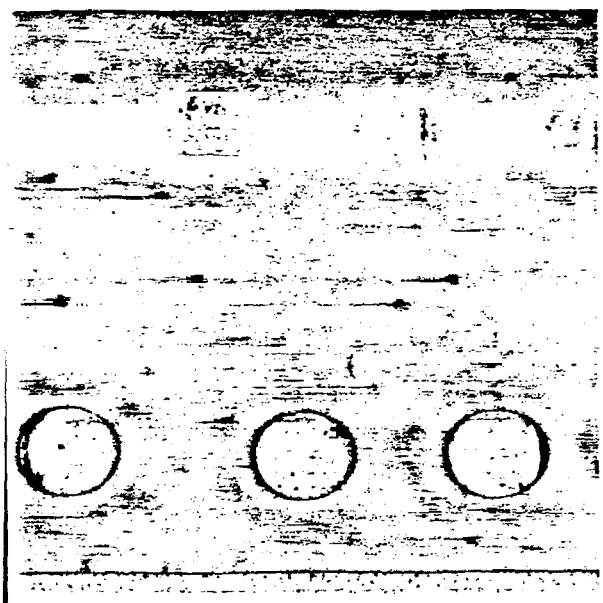
96 OCT -1 AM 8:55

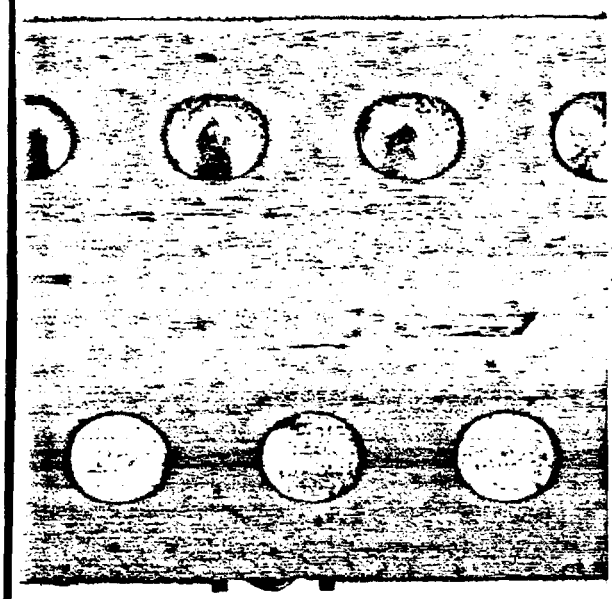
DAVIDSON COUNTY, TN

4650 10/01 3101 03CHECK 1186.64

PICK-UP

0060910.01





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

RECEIVED OF _____

FOR _____

BOOK 10208 PG 652

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 315038.00
CON TX 1165.64
PRFEE 1.00
TDEED 20.00
ERR CO
TDEED 20.00-
WDEED 20.00
TOTAL 1186.64
CHECK 1186.64

10/01/96 01 08:57 0001 4650

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0231082
IDENTIF. # REFERENCE

96 OCT -1 AM 8:55
REGISTER
DAVIDSON COUNTY, TN.

№ 1071740

No. [redacted]