This Instrument Was Prepared By:
Stephen C. Small
Attorney-at-Law
Suite 500
One Church Street Bldg.
Nashville, TN 37201-1607

BOOK 10245 PG 849

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP/PARCEL
MDS & Co., L.L.C. 2100 West End Avenue Suite 725 Nashville, TN 37203	[same]	Map 92-12 Parcel 298 09W-00360

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, PLAZA18, INC., a Tennessee corporation ("the "Grantor") has bargained and sold, and by these presents does transfer and convey unto MDS & Co., L.L.C. (the "Grantees"), its successors and assigns, that certain tract or parcels of land in Davidson County, Tennessee, described as follows, to wit:

Being Lots Nos. 171,172, 173, 174 and 175, on the plan of John Boyd Home Tract, of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee.

Said lots each front 50 feet on the northerly side of Church Street, as widened, and run back between parallel lines 162-1/2 feet to an alley, said Lot No. 171 extending back with the westerly margin of 18th Avenue North.

Being the same property conveyed from S and D Properties, a Tennessee general partnership, to Plaza18, Inc., by Quitclaim Deed, dated March 30, 1994, of record in Book 9296, Page 655, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous deed of record.

This is improved property, known as
1800 Church Street, Nashville, Tennessee 37203.
(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs, successors, and assigns forever;

Grantor further covenants that Grantor is lawfully seized and possessed of the estate hereby conveyed, that Grantor has the full right and power to convey the same, and that the real property conveyed hereby is free from all liens and encumbrances, except as set forth on attached Exhibit "B", and real estate taxes which have been prorated between Grantor and Grantees, and all real estate taxes due and payable thereafter, which real estate taxes Grantees hereby assume and agree to pay.

The Grantor does further covenant and bind itself, it successors and assigns, to warrant and forever defend the title to the said real property to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the undersigned has caused this instrument to be executed by its duly authorized officer, this 1st day of November, 1996.

PLAZA18, INC.

By: George C. DeZevallos

Title: President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, STEPHEN C SMALL a Notary Public in and for the State and County aforesaid, personally appeared George C. DeZevallos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Plaza18, Inc., a Tennessee corporation, and that he, as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal, at Nashville, Tennessee, this 1st day of November, 1996.

Notary Public

My Commission Expires: 3/22/97

STEPHEN C. SMALL NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $2,000,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of November, 1996.

Notary Public

My Commission Expires: 7/24/99

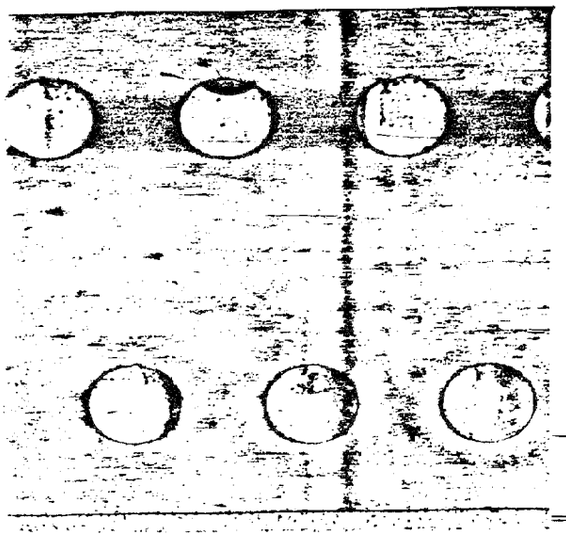
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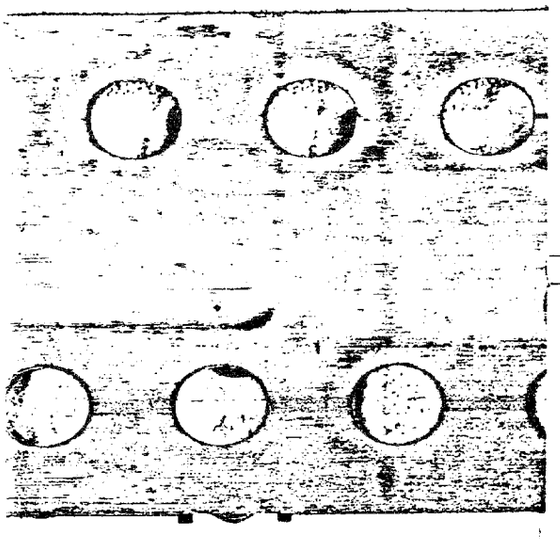
PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

0242450 IDENTIF. & REFERENCE

96 NOV -1 PM 12:08 FELIX A. WILLIAMS REGISTER DAVIDSON COUNTY, TN.

H:\scs\warrant2.ded (October 30, 1996; 9:06am)





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

RECEIVED OF _____

FOR _____

BOOK 10245 PG 851

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
2000000.00
CON TX 7400.00
PRFEE 1.00
WDEED 8.00
TOTAL 7409.00
CHECK 7409.00
11/01/96 01 12:09 0001 6870

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242450
IDENTIF. ↑ REFERENCE

96 NOV -1 PM 12:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1083810