WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 418,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December, 19 96

Notary Public

MY COMMISSION EXPIRES: 3/8/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas F. Varallo, Jr. (NAME)	SAME (NAME)	117-13B-37CO
126 Abbottsford (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Marubeni America Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nicholas F. Varallo, Jr. and wife, Mary Frances Varallo

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419-421, amended in Book 6771, page 683, and in Book 6800, page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Marubeni American Corporation by deed from Frederick F. Sommer and wife, Wilma S. Sommer of record in Book 8280, page 213, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

96 DEC -5 PM 2:28
U.S.A. REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0253189

unimproved ( )
This is improved (X) property, known as 126 Abbottsford, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness my hand this 2nd day of December 19 96

Marubeni America Corporation
By:
Name: Kazuhiko Sakamoto
Title: Senior Vice President

BOOK 10282 PG 380

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF New York
COUNTY OF New York

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Kazuhiko Sakamoto and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Senior Vice President and _____ respectively of the Marubeni America Corporation the within named bargainor, and corporation, and that he as such Senior Vice President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Kazuhiko Sakamoto as such Senior Vice President and attesting the same by the said _____ as such _____.

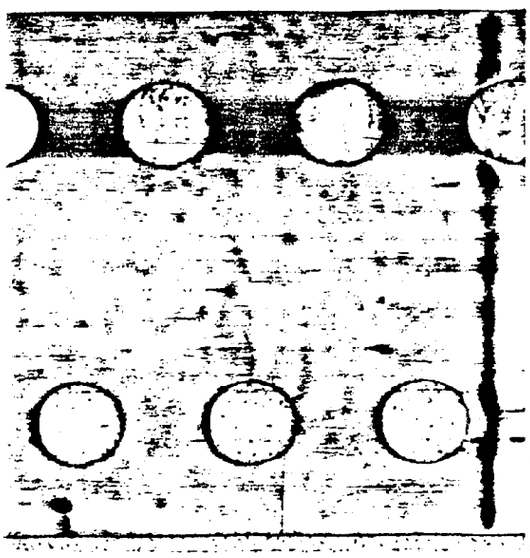
Witness my hand and official seal at office at _____ on this the 2nd day of December 1996.

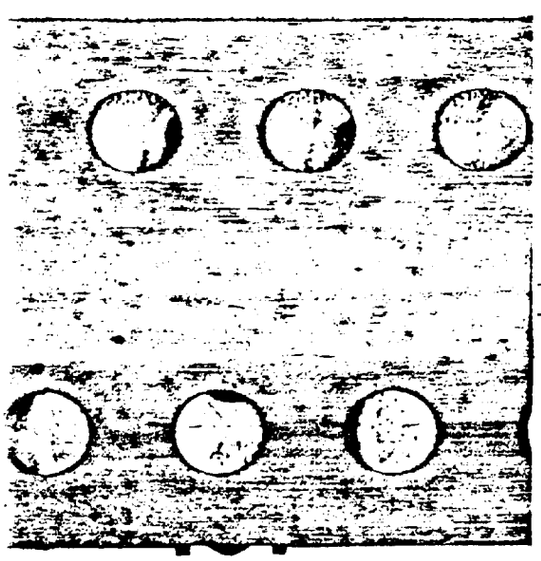
My commission expires _____.

Regina Costa
Notary Public

REGINA COSTA
Notary Public, State of New York
No. 01CO5024494
Qualified in Queens County
Commission Expires March 14, 1998

2623 12/05 0101 03CHECK 1555.60





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

RECEIVED OF _____

FOR _____

BOOK 10282 PG 381

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 418000.00
CON TX 1546.60
PRFEE 1.00
WDEED 8.00
TOTAL 1555.60
CHECK 1555.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2623

0253189
IDENTIF. ↑ REFERENCE

96 DEC -5 PM 2:28
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1095275