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THIS INSTRUMENT PREPARED BY:

BOOK 10317 PG 207

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Powell Construction Company, Inc. 1516 Fort Negley Blvd. Nashville, TN 37203	Same	Map 105-10 Parcel 76 (16W-14244)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Gary F. Clayton
Affiant

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 10th day of January, 1997.

Notary Public

My commission expires: 7/24/97

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **DAVIDSON PARTNERS, a Tennessee general partnership composed of Fred C. White and Jim G. Barrier**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **POWELL CONSTRUCTION COMPANY, INC., a Tennessee corporation,** hereinafter called the Grantee, its successors 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 1 on the Plan of the Davidson Equipment, Inc. Subdivision as of record in Plat Book 6900, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

TOGETHER WITH a fifty foot access easement over a portion of Lot 2, Davidson Equipment, Inc. Subdivision as of record in Plat Book 6200, page 42, said Register's Office as shown and depicted on said plan of record and further described in Easement Agreement of record in Book 5945, page 419, said Register's Office.

Being the same property conveyed to Davidson Partners by deed from William R. Davidson, Jr., Diane Davidson Dioguardi, Betsy Davidson Cameron, Michael J. Dioguardi, Trustee under agreement dated September 1, 1981 with Diane Dioguardi for the benefit of Lori Dioguardi, and Michael J. Dioguardi, Trustee under agreement dated September 1, 1981 with Diane Dioguardi for the benefit of Michael W. Dioguardi as of record in Book 6969, page 136, Register's Office for Davidson County, Tennessee, and further by deed of record in Book 10309, page 721, said Register's Office.

This is improved property known as 1516 Fort Negley Blvd., Nashville, TN 37203.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the

appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the undersigned Grantor does 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, except as set out on the attached Exhibit "A"; and the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 10th day of January, 1997.

DAVIDSON PARTNERS

By: _____
Fred C. White, General Partner

By: _____
Jim G. Barrier, General Partner

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, Notary Public, Fred C. White and Jim G. Barrier, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are all and the only General Partners of Davidson Partners, a Tennessee general partnership, the bargainor and that they are authorized by the partnership, to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 10th day of January, 1997.

_____
Notary Public
My commission expires: 10-18-99

DAVIDSON.WD

EXHIBIT "A"

PERMITTED ENCUMBRANCES

1. The Plan of record in Book 6200, page 42, Register's Office for Davidson County, Tennessee shows an Owner's Certificate, and certain easements and setback lines.

2. Matters shown and disclosed on Boundary Survey of Lot 1, Davidson Equipment, Inc. Subdivision dated December 5, 1996, prepared by Cherry Land Surveying.

3. Taxes for the year 1997 and subsequent years, a lien but not yet due and payable. The said property taxes for 1997 have been prorated among Grantor and Grantee.

4. Lease between Davidson Partners and National Advertising Company dated April 14, 1993 as of record in Book 8919, page 960, said Register's Office.

5. Sewer Easement to the City of Nashville of record in Book 2293, page 638, said Register's Office.

6. Easement for ingress and egress as of record in Book 5945, page 419, said Register's Office.

7. Easements and other rights retained by the Metropolitan Government of Nashville and Davidson County, Tennessee in and to that portion of Argyle Avenue, now closed, as set out in Metro Ordinance No. 74-954, dated November 13, 1972.

8. Easements and other rights retained by the Metropolitan Government of Nashville and Davidson County, Tennessee in and to that portion of Southgate Avenue, the Hamilton Connector and Trabue Street, now closed, as set out in Metro Ordinance No. 081-748, dated August 26, 1981.

9. Easements and other rights retained by the Metropolitan Government of Nashville and Davidson County, Tennessee in and to that portion of Alley #402 1/2, now closed, as set out in Metro Ordinance No. 63-124, dated November 13, 1963.

10. The property adjoins a controlled access highway and has no right of access thereto.

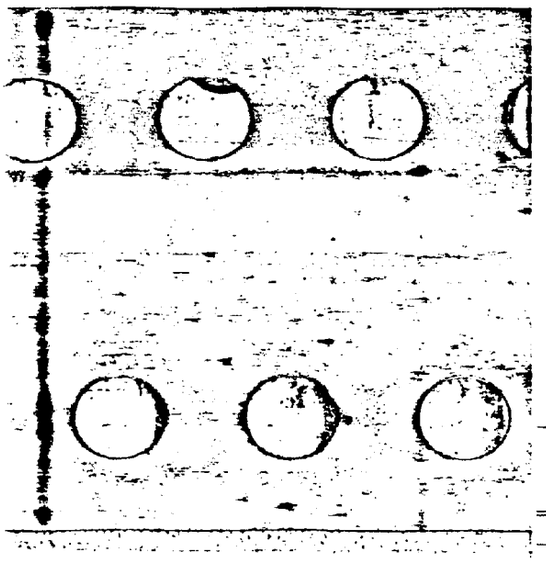
11. Rights and claims of parties in possession.

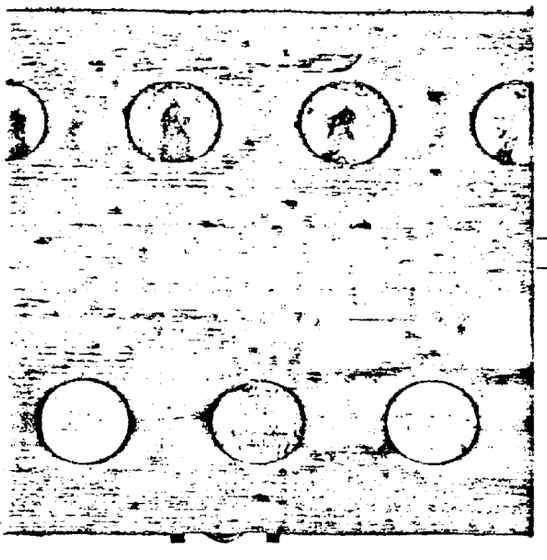
DAVIDSON.WD

3975 01/13 0101 03CHECK 1863.00

0263369
IDENTIF. & REFERENCE

97 JAN 13 AM 9:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10317 PG 210

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
500000.00
CON TX 1850.00
PRFEE 1.00
WDEED 12.00
TOTAL 1863.00
CHECK 1863.00
01/13/97 01 09:03 0001 3975

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0263369
IDENTIF. ↑ REFERENCE

97 JAN 13 AM 9:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1106490