prepared by:
James G. Lackey, III, Esq.
414 Union Street, Suite 1800
Nashville, TN 37219

(2)

281414
Box 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dale P. Schneider and Carol A. Schneider	Owner	Map 183
(NAME) 1071 Firestone Parkway	(NAME)	Parcels 69 and 153
(STREET ADDRESS OR ROUTE NUMBER) LaVergne, TN 37086	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash including assumption of the remaining indebtedness secured by the Deed of Trust of record in Book 7662, page 627, Register's Office for Davidson County, Tennessee, the receipt and sufficiency of which is hereby acknowledged, Kirco Investments, Inc. *have this day bargained and sold, and do hereby transfer and convey unto the said* Dale P. Schneider and Carol A. Schneider *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

See Exhibit "A" attached hereto.

9705 01/31 0101 03CHECK 4915.50

BOOK 10334 PG 706

STATE OF TN Tennessee
COUNTY OF Davidson - The actual consideration or value whichever is greater, for this transfer is $1,325,000.00
Subscribed and sworn to before me this the 24 TB day of January 19 97 TB
My commission expires: Oct 29 1999 TB (Affix Seal) 11-10-97 Notary Public

This is unimproved ( ) property, known as 1071 Firestone Parkway, LaVergne, Antioch, TN 37086 *improved (X)* (House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 29th *day of* January, 1997, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kirco Investments, Inc.
By: Bruce M. Makyan
Title: Vice-President

RECORDER'S MEMO
BEST IMAGE POSSIBLE DUE TO QUALITY OF PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF _____
COUNTY OF _____

Personally appeared before me, _____, *a Notary Public in and for said County and State,* _____

_____, *the within named 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 _____, *this* ___ *day of* _____, *19*___.

_____
Notary Public

My Commission Expires: _____

X

STATE OF CALIFORNIA
COUNTY OF LA

Before me, Todd Barnes, *a Notary Public of the State and County aforesaid, personally appeared* Bruce Merrigan, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* Vice President *of the* Kirco Investments, Inc., *the within named bargainor, a corporation, and that* he *as such* him *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Vice President.

Witness my hand and official seal, at office in Downey, *this* 29 *day of* Jan, *1997*

Todd Barnes
Notary Public

My Commission Expires: Oct. 29, 1999

TODD BARNES
COMM. #1078549
Notary Public - California
LOS ANGELES COUNTY
My Comm. Exp. Oct. 29, 1999

BOOK 10334 PG 707

BOOK 10334 PG 708

Exhibit A

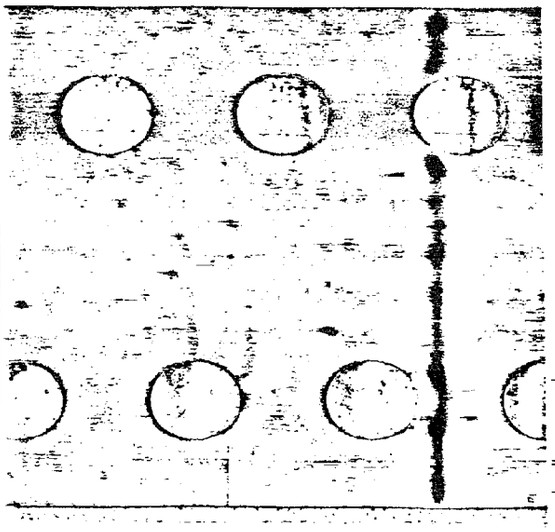
A tract of land in the 2nd Civil District of Metropolitan Nashville-Davidson County, Tennessee, being Lot No. 1 on the Subdivision of Lot Number One Interchange City Industrial Park, Section XXXI, as of record in Book 6900, page 704, Register's Office for Davidson County, Tennessee, together with a 125-ft. strip of land adjacent to said lot 1 on the northwest and all together bounded on the south by Firestone Parkway, on the east by Heil Quaker Boulevard, on the north by property belonging to Walter Knestrick of record in Deed Book 7588, page 101, and on the west by property belonging to Interchange City Associates of record in Deed Book 6381, page 227, and being more specifically described as follows:

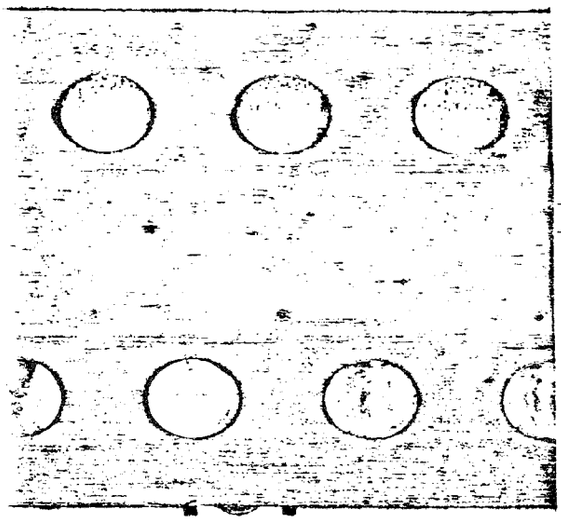
Beginning on an iron pin on the north margin of Firestone Parkway (R.O.W. width 80'), being the northwest corner of the herein described tract and the southwest corner of Interchange City Associates and being 2680.92' east of the R.O.W. of Old Hickory Boulevard; thence leaving the R.O.W. of Firestone Parkway, N-47 deg. 02' 21"-E, 489.86' to an iron pin in the east line of Interchange City Associates, Inc. at the northeast corner of this tract and the northwest corner of W. Knestrick; thence with Knestrick's north line S-42 deg. 54' 35"-E, 424.40' to an iron pin on the west margin of Heil Quaker Boulevard (R.O.W. width 60"), the southeast corner of the herein described tract and the southwest corner of Knestrick; thence with the margin of Heil Quaker Blvd. S-47 deg. 02' 21"-W, 464.91' to a point at the beginning of a curve to the right, thence around said curve to the right with a radius of 25.00' and a length of 39.22' to a point on the north margin of Firestone Parkway; thence with the margin of Firestone Parkway N-42 deg. 54' 35"-W, 399.45' to an iron pin the point of beginning and containing 4.767 acres more or less according to a survey by Galyon W. Northcutt, RLS 1529, dated January 6, 1997.

Being the same property conveyed to Kirco Investments, Inc. by Deed from Kirkhill, Inc., a California Corporation, of record in Book 8665, page 278, Register's Office of Davidson County, Tennessee.

0268693
IDENTIFICATION REFERENCE

97 JAN 31 AM 10:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10334 PG 709

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	1325000.00
			CON TX	4902.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	4915.50
			CHECK	4915.50
01/31/97	01	10:34	0001	9705

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0268693
IDENTIFICATION REFERENCE

97 JAN 31 AM 10:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1112164