This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

BOOK 10363 PG 504

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
BoMar Properties 3174 Park Avenue Paducah, Kentucky 42001	SAME	133-6-214.1

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

George Boland
AFFIANT

Sworn to and subscribed before me
this 27th day of February, 1997.

D. Hale
NOTARY PUBLIC

My Commission Expires: 3/11/98

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, RANDALL R. BASKIN, hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto BOMAR PROPERTIES, a Partnership hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being part of the John R. Ozier, 121.97 acre tract in the 6th Civil District of Davidson County and being part of Tract "C" on a survey made by James L. Murphy, Jr. and Company, dated March 13, 1964, as follows:
>
> BEGINNING at a point in the westerly margin of Nolensville Pike, 620 feet south of the southeast corner of the property conveyed to Cherokee Life, by deed in Book 3399, page 107; thence with said Pike, south 25 deg. 11' east 100 feet to a point; thence leaving said Pike, south 64 deg. 49' west 250 feet to a point; thence north 25 deg. 11' west 100 feet to the southwest corner of Tract "B"; thence with the line between Tracts "B" and "C", north 64 deg. 49' east 250 feet to the point of beginning.
>
> BEING the same property conveyed to Randall R. Baskin by Warranty Deed from Randall R. Baskin, Inc., a Tennessee corporation of record in Book 4577, page 8, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, it's successors and assigns, forever;

AND 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 follows:

1. Davidson County taxes for the year 1997 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 133-6-214.1.

2. All matters appearing on the Plan of record in Book 4060, page 60, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4026, page 579, Register's Office for said County.

4. Restrictive Covenants contained in instrument of record in Book 3707, page 322, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind itself, its successors and representatives, 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.

This improved property is known as 3709 Nolensville Road, Nashville, Tennessee 37211.

WITNESS my hand this 27 day of February, 1997 in Franklin, Tennessee.

RANDALL R. BASKIN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randall R. Baskin, the bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of February, 1997.

Notary Public

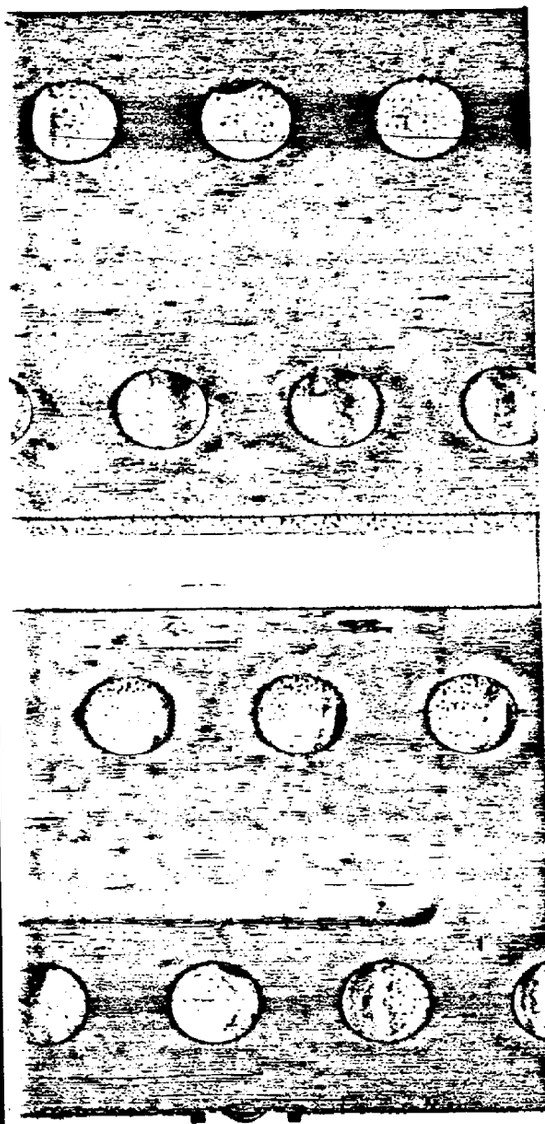
My commission expires: 3/11/98

MAIL ENV

0277339
IDENTIF. & REFERENCE

97 FEB 28 AM 10:37
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

1013 02/28 0101 03CHERK 1489.00



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

RECEIVED OF _____

FOR _____

BOOK 10363 PG 506

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				MAMT 400000.00
				ERR CO
				MAMT 400000.00-
				CAMT 400000.00
				CON TX 1480.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1489.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1489.00

02/28/97 01 10:40 0001 1013

0277339
IDENTIF. ↑ REFERENCE

97 FEB 28 AM 10:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1121923