BOOK 10375 PG 940

mail

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Borchert Enterprises, Inc. 182 Springline Drive Vero Beach, FL 32963	Same	52-12/31

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JOHN C. COTHRAN ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto BORCHERT ENTERPRISES, INC., a Florida corporation ("GRANTEE"), its successors and assigns, certain real estate in Nashville, Davidson County, Tennessee, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"), said real estate being described as follows:

Being Lot No. 2 on the Plan of Chippington Plaza, Section Two, of record in Book 5190, page 589, Register's Office for said county.

Said Lot No. 2 fronts 145.00 feet on the easterly margin of Gallatin Pike and extends back 149.00 feet on its northerly line and 149.87 feet on its southerly line to a line in the rear measuring 129.99 feet thereon.

Being the same property conveyed to GRANTOR by deed from Charles C. Brown, Jr. and wife, Mary Diane Brown of record in Book 6744, page 231, said Register's Office.

This is improved property located at 1219 Gallatin Road, Nashville, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following exceptions, limitations, restrictions, and encumbrances:

1. Taxes for the current year which have been prorated and will be paid by GRANTEE.

2. All matters shown on the Plat of record in Plat Book 5190, page 589, Register's Office for Davidson County, Tennessee.

3. Lease dated September 11, 1984, by and between Charles Campbell Brown, Jr., as lessor, and Eckerd Drugs of North Carolina, Inc., as lessee, a memorandum of which is recorded in Book 6503, page 231, said Register's Office. Said lease was assigned to GRANTOR by instrument

of record in Book 6744, page 234, said Register's Office, and has been assigned to GRANTEE concurrently herewith.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title and interest thereto belonging to GRANTEE, its successors and assigns, forever.

GRANTOR further covenants and binds himself, his heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 7th day of March, 1997.

John C. Cothran

4987 03/11 0101 03CHECK 2182.75

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

Personally appeared before me, Keith G. Meacham, a Notary Public in and for said County and State, the within-named JOHN C. COTHRAN, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Greenville, South Carolina, this the 7th day of March, 1997.

Notary Public

My Commission Expires: 8/31/98

GREENVILLE COUNTY, TN. FILED 97 MAR 11 AM 11:

DEED 00010013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $587,500.00.*

Affiant

Subscribed and sworn to before me, this the 10 day of March, 1997.

Notary Public

My Commission Expires: 7-12-2000

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

* All or part of the consideration for this transaction may consist of "like-kind property" under Section 1031 of the Internal Revenue Code of 1986.

c:\wp50\doc\Borchert.Ent\warrdeed.gen\030697



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

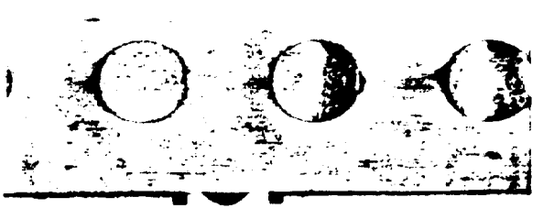
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				587500.00
			CON TX	2173.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	2182.75
			CHECK	2182.75
03/11/97	01		11:23 0001	4987

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0281013

IDENTIFICATION

97 MAR 11 AM 11:19

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 1125352