BOOK 10388 PG 739

This Instrument Prepared By:

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

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Franklin Investment Group, L.P.	SAME	106-2-56
921 Twin Elms Court		
Post Office Box 100258		
Nashville, Tennessee 37224		

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF ~~WILLIAMSON~~ St. Louis

The actual consideration or value, whichever is greater, for this transfer is $166,000.00.

Robert L. Wellner Pres.
AFFIANT

Sworn to and subscribed before me this 19 day of March, 1997.

Gayle D. Hopkins
NOTARY PUBLIC

My Commission Expires: May 10, 1999

GAYLE D HOPKINS
NOTARY PUBLIC STATE OF MISSOURI
ST. LOUIS COUNTY
MY COMMISSION EXP. MAY 10,1999

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ST LOUIS COUNTY
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NOTARY PUBLIC STATE OF MISSOURI
ST. LOUIS COUNTY
MY COMMISSION EXP. MAY 10,1999

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, MANUFACTURERS SUPPLIES COMPANY, a Missouri corporation, hereinafter called the "GRANTOR" , has bargained and sold and by these presents does transfer and convey unto FRANKLIN INVESTMENT GROUP, L.P., a Tennessee limited 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 Lot 1 on the Plan of Elm Hill Business Center, Section 9, of record in Book 5190, page 320, Register's Office for said County, and more particularly described as follows:

BEGINNING at an iron pin in the northern ROW margin of Old Tree Court said pin being at the end of the radius return of Twin Elms Court and Old Tree Court; thence with the northern ROW margin of Old Tree Court S 79 deg. 20' 54" E 133.0 feet to a point: thence N 10 deg. 39' 06" e. 110.0 feet to a point; thence N 79 deg. 20' 35" W 128.0 feet to a point in the ROW margin of Twin Elms Court; thence along the ROW margin with the chord of a curve having a radius of 60.0 feet S 31 deg. 21' 35" W 42.42 feet to a point; thence with the chord of a curve to the left having a radius of 60.0 feet S 31 deg. 21' 35" W 42.42 feet to a point; thence S 10 deg. 39' 06" W 5.63 feet to the beginning of a curve to the left, thence with the chord of said curve having a radius of 25.0 feet S 34 deg. 21' 36" E. 35.36 feet to the point of beginning said tract containing 0.37 acres more or less.

BEING the same property conveyed to Manufacturers Supplies Co. by Warranty Deed from Ervin M. Entrekin, Karl E. Haury, Theodore M. Lightfoot, and Walter G. Knestrick of record in Book 5479, page 853, Registrar's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its 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 106-2-56.

2. All matters appearing on the Plan of Elm Hill Business Center, Section Nine of record in Book 5190, page 320, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants for Elm Hill Business Center of record in Book 5203, page 257, Register's Office for Davidson County, the same being subject to Revocation of Restrictive Covenants of record in Book 7278, page 890, said Register's Office.

4. By-Laws of Elm Hill Business Center Property Owner's Association, Inc. of record in Book 5203, page 261, said Register's Office.

5. Easement for sanitary sewer line to Metropolitan Government of record in Book 5226, page 14, said Register's Office.

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 921 Twin Elms Court, Nashville, Tennessee.

WITNESS our hands this 19th day of March, 1997 in St. Louis, Missouri.

MANUFACTURERS SUPPLIES COMPANY

By: Robert F. Goellner

Robert F. Goellner, President

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STATE OF MISSOURI
COUNTY OF ST. LOUIS

Before me, a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared Robert F. Goellner, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Manufacturers Supplies Company, the within bargainer, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by himself as such President.

Witness my hand and seal this 13th day of March, 1997.

GAYLE D HOPKINS NOTARY PUBLIC STATE OF MISSOURI ST. LOUIS COUNTY MY COMMISSION EXP. MAY 10,1999

Notary Public

My commission expires: May 10, 1999

GAYLE D HOPKINS
NOTARY PUBLIC, STATE OF MISSOURI
ST. LOUIS COUNTY
MY COMMISSION EXP. MAY 10,1999

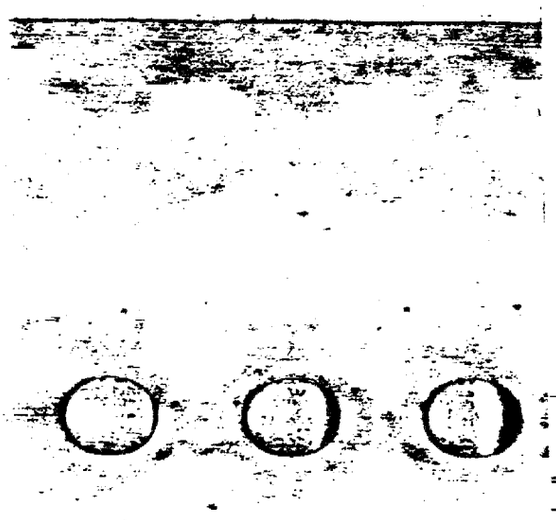
0285614

IDENTIFICATION REFERENCE

97 MAR 24 AM 8:50

FELIX A. DE-SOTO REGISTER
DAVIDSON COUNTY, TN.

9933 03/24 0101 02CHECK 631.20



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

RECEIVED OF _____

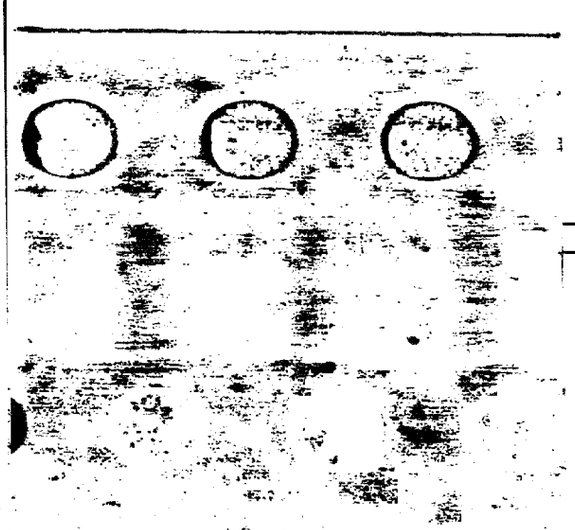
FOR _____

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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	
				166000.00
			CON TX	614.20
			PRFEE	1.00
			WDEED	16.00
			TOTAL	631.20
			CHECK	631.20
03/24/97	01	08:51	0001	9933

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0285614
IDENTIFICATION REFERENCE

97 MAR 24 AM 8:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1130238