Box 37
CAW

BOOK 10420 PG 851

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Proffitt Center, LLC c/o K.K. Proffitt P.O. Box 2379 Hendersonville, TN 37077	Map-Parcel 104-8-219	SAME
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JEH) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Jay Turman and wife, Peggy T. Turman** (collectively the "Grantors"), have bargained and sold, and by these presents do transfer and convey to **The Proffitt Center, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

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

1. Real estate taxes for the current year which have been prorated between the parties.

2. Those matters as shown on survey of John Kohl and Company, P.C. dated March 11, 1997, Patrick S. Coode, Tennessee Registered Land Surveyor No. 855 (the "Survey"), including but not limited to an encroachment of wooden porch and steps over lot line as shown on said Survey.

This is improved property, known as **1232 17th Avenue, South, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me this 17 day of April, 1997.

Carol A. Wilson
Notary Public
My Commission Expires: 9-23-00

CAROL A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0412708.01
097602-001 04/17/97

Grantors further covenant and bind themselves, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 17th day of April, 1997.

Jay Turman

Jay Turman

Peggy T. Turman

Peggy T. Turman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jay Turman and wife, Peggy T. Turman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of April, 1997.

Carol A. Wilson

NOTARY PUBLIC

CAROL A. WILSON NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

My Commission Expires: 9-23-2000

EXHIBIT A

BOOK 10420 PG 853

(Legal Description)

Land in Davidson County, Tennessee, being Lot No. 4 in Shield's Subdivision of Lot 35, of O.B. Hayes' Plan of Large Lots, of record in Book 161, page 86, Register's Office for said County.

Said Lot No. 4 fronts 55.2 feet on the easterly side of 17th Avenue South and runs back between parallel lines 150 feet to an alley in the rear.

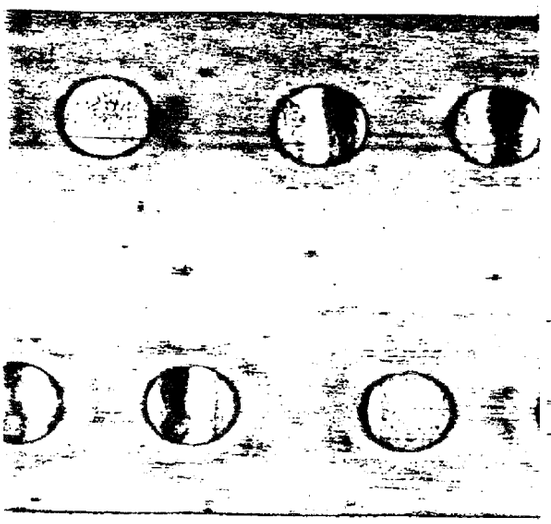
Being the same property conveyed to Jay Turman and wife, Peggy T.Turman by deed from Annie Sue Hayes of record in Book 5373, page 762, Register's Office for Davidson County, Tennessee.

0295583

IDENTIFICATION REFERENCE

97 APR 17 PM 3:56

0781 04/17 0101 CHECK 1308.00



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

RECEIVED OF _____

FOR _____

BOOK 10420 PG 854

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
	350000.00
CON TX	1295.00
PRFEE	1.00
WDEED	12.00
TOTAL	1308.00
CHECK	1308.00

04/17/97 01 15:56 0001 0781

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0295583
IDENTIF. A REFERENCE

97 APR 17 PM 3:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1140932