FILE BOX 57

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Old Hickory Valley Properties, L.P. P.O. Box 270365 Nashville, TN 37227-0365	Same	Map: Parcel:

BOOK 10423 PG 913

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **C & S Properties, L.P.**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Old Hickory Valley Properties, L.P.** (the "Grantee"), its successors and assigns a thirty percent (30%) interest as a tenant in common as to the hereinafter described real estate:

Tract I -

Land in Davidson County, Tennessee, being Lots Nos. 501 and 503 of Block 75, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lot Nos. 501 and 503 front together 60 feet on the northerly side of Delaware Avenue and run back between parallel lines with the westerly margin of 46th Avenue North, formerly 5th Street, 150 feet to an alley.

Tract II -

Land in Davidson County, Tennessee, being Lot No. 505, Block 75 in the town of West Nashville and in Plan Number One of record in Book No. 57, pages 74 and 75, Register's Office for said County.

Said Lot No. 505 fronts 25 feet on Delaware Avenue and runs back between parallel lines 150 feet to a dead line on an alley.

Tract III -

Land in the First Civil District of Davidson county, Tennessee, being Lot Nos. 507 and 509 of Block No. 75 on Plan No. 1 of West Nashville, as of record in book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lots 507 and 509 front 25 feet on the northerly side of Delaware Avenue and run back between parallel lines 150 feet to an alley, the said Lot No. 509 running back with the easterly margin of an alley.

The above tracts being the same property conveyed to C&S Properties, L.P. by Deed from Kimbro Equities I of record in Book 8659, page 811, Register's Office for Davidson County, Tennessee.

Tract IV -

Being Lot Nos. 508 and 510 of Block No. 77, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which Plan is hereby referenced for a complete and accurate description thereof.

Being the same property conveyed to C & S Properties, L.P. by Deed from Billie D. Lundy recorded in Book 9997, page 453, Register's Office for Davidson County, Tennessee.

Tract V -

Alley No. 1202 abandoned by Metropolitan Council Bill 096-168 described as follows:

Beginning at an iron pin at the intersection of the west right of way of 46th Avenue North; thence with the West right of way of 46th Avenue North, North 01 degrees 47' 00" West 150 feet to the intersection of said West right of way and the Southerly right of way of Alley No. 1202; thence, with the West right of way of 46th Avenue North, North 01 degrees 47' 00" West; 25 feet to the intersection of the West right of way of 46th Avenue North and Northerly right of way of said Alley No. 1202; thence the Northerly right of way of said Alley No. 1202, South 88 degrees 03' 00" West 135 feet to a point being the intersection of the East right of way of Alley No. 1219 and the Northerly right of way of Alley No. 1202; thence with the East right of way of Alley No. 1219 South 01 degrees 47' 00" East 25 feet to the intersection of the Southerly right of way of Alley No. 1202 and the East right of way of Alley No. 1219; thence North 88 degrees 03' 00" East 135 feet to the point of beginning.

Tract VI -

Land in Davidson County, Tennessee, being Lot Nos. 502, 504, and 506 of Block No. 77 on Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lot No. 502 fronts 35 feet on the southerly side of Georgia Avenue and runs back between parallel lines, with the westerly margin of 46th Avenue North, formerly Fifth Street, 150 feet to an alley.

Said Lot Nos. 504 and 506 front 25 feet on the southerly side of Georgia Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to C & S Properties, L.P. by Deed from Billie D. Lundy of record in Book 9997, page 463, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Easements, encumbrances, and other matters of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

And the Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind himself, its successors and assigns, to warrant and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of the 18 day of APRIL, 1997.

C & S PROPERTIES, L.P.

By: Phillip E Lambdee

Its: GENERAL PARTNER

1814 04/21 0101 CSDEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Philip E. Chamblee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a general partner of C & S Properties, L.P., a Tennessee partnership, the within named bargainor, and that he as such general partner executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as a general partner.

Witness my hand and official seal at office on this 18th day April 1997.

Vicki Cooper
Notary Public

My Commission Expires: 11/25/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 582,140.46.

Philip E. Chamblee
Affiant

Subscribed and sworn to before me this 18 day of April, 1997.

Vicki Cooper
Notary Public

My commission expires: 11/25/2000

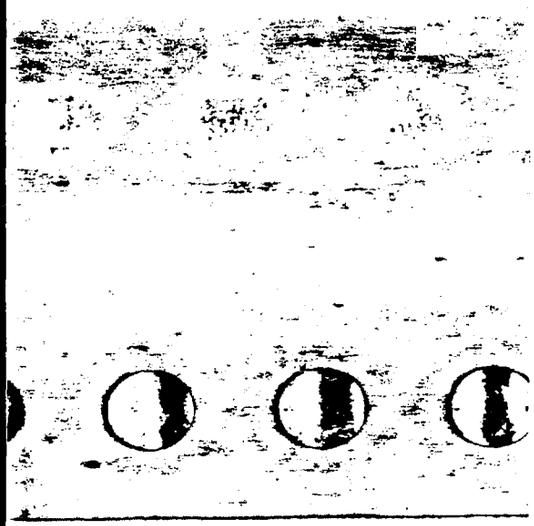
This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

nwi/c&soldhk.gwd

97 APR 21 PM 3:33

IDENTIFICATION REFERENCE

0296524



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

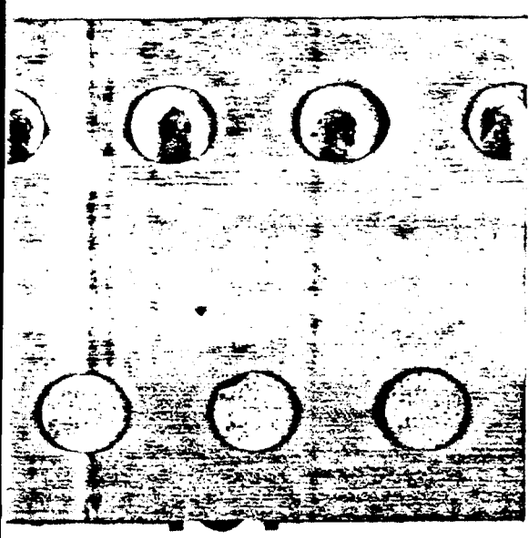
RECEIVED OF _____

FOR _____

BOOK 10423 PG 917

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 582140.46
CON TX 2153.92
PRFEE 1.00
WDEED 16.00
TOTAL 2170.92
CHECK 2170.92

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/21/97 01 15:32 0001 1814

0296524
IDENTIF. # REFERENCE

97 APR 21 PM 3:33

No. 1141951