This Instrument Was Prepared by:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
2500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
BOX 38 TAG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $600,000.00

AFFIANT

Subscribed and sworn to before me, this 6th day of May, 1997.

NOTARY PUBLIC

My Commission Expires: 9/23/2000

Address New Owner(s): 701 Bradford Avenue LLC P.O. Box 1388 Brentwood, TN 37027	Send Tax Bills to: New Owner	Map: 105-14 Group: 225 Parcel: BH 445

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 considerations, the receipt of which is hereby acknowledged, 701 BRADFORD AVENUE ASSOCIATES, a Tennessee general partnership composed of Eddie W. Redmon and WRF Development, a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to 701 BRADFORD AVENUE LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 701 Bradford Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of May, 1997.

701BRADFORD AVENUE ASSOCIATES, a Tennessee General Partnership

BY: Eddie W. Redmon
Eddie W. Redmon, Partner

WRF Development, a Tennessee Corporation, Partner

BY: Eddie W. Redmon
Eddie W. Redmon, Vice President and Secretary

0302109
IDENTIF. ↑ REFERENCE

97 MAY -6 PM 2:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 10444 PG 761

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Eddie W. Redmon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be partner of 701 Bradford Avenue Associates, a Tennessee general partnership, the within named bargainor, and that he as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 6th day of May, 1997.

Notary Public

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Eddie W. Redmon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President and Secretary of WRF Development, a Tennessee corporation, the within named bargainor, partner of Bradford Avenue Associates, and that he as such Vice President and Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President and Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this 6th day of May, 1997.

Notary Public

My Commission Expires: 9/23/2000

Exhibit "A"
Legal Description

BOOK 10444 PG 762

Being a tract of land located in the City of Berry Hill, Davidson County, Tennessee and being located at the southwest quadrant of the intersection of Bradford Avenue and White Avenue. Said tract being Lot 1 as shown on the Plat of Melpark Subdivision, Section Four, of record in Plat Book 6250, page 803, Register's Office for Davidson County and being more particularly described as follows:

Beginning at an iron pin in the south margin of Bradford Avenue, said pin being the northeast corner of the property conveyed to Carl B. Parker, Jr., of record in Deed Book 5782, page 979, Register's Office for Davidson County, Tennessee;

Thence, with said margin of Bradford Avenue, N 71 deg. 04 min. 00 sec. E, a distance of 135.21 feet to a point;

Thence, with a curve to the right, having a central angle of 90 deg. 06 min. 00 sec., a radius of 25.00 feet, an arc length of 39.31 feet, and a chord of S 63 deg. 53 min. 00 sec. E, for a distance of 35.39 feet to a point in the west margin of White Avenue;

Thence, with said margin of White Avenue, S 18 deg. 50 min. 00 sec. E, a distance of 158.71 feet to an iron pin, said pin being the northeast corner of the property conveyed to Frank C. Davis, of record in Deed Book 5435, page 518, Register's Office for Davidson County, Tennessee;

Thence, with said Davis and with the north line of the property conveyed to John C. Lovell, of record in Deed Book 6933, page 815, Register's Office for Davidson County, S 71 deg. 04 min. 00 sec. W. a distance of 161.33 feet to a P-K nail, said nail being the southeast corner of said Carl B. Parker, Jr.;

Thence, with said Parker, N 18 deg. 30 min. 00 sec. W a distance of 183.75 feet to the point of beginning, containing 29,409 square feet or 0.67 acres, more or less.

Being the same property conveyed to 701 Bradford Avenue Associates, a Tennessee general partnership composed of Stephen A. French, Eddie W. Redmon and James Larry Williams by deed from James Larry Williams, Trustee, of record in Book 7020, page 644, Register's Office for Davidson County, Tennessee. The said partners having assigned a 99% interest in said partnership to WRF Securities, Inc., a wholly owned subsidiary of Williams, Redmon and French, Incorporated. The said Eddie W. Redmon having acquired (i) the partnership interest of James Larry Williams and the interest of James Larry Williams in Williams, Redmon and French, Incorporated pursuant to a Bill of Sale from Samuel K. Crocker, Trustee in Bankruptcy for said James Larry Williams BK No. 90-09571-KL3-7 and (ii) the partnership interest and stock in Williams, Redmon and French, Incorporated, of Stephen A. French pursuant to a Bill of Sale and Assignment dated as of January 1, 1995. WRF Securities, Inc. having merged into WRF Development, a Tennessee corporation, by Articles of Merger filed with the office for the Tennessee Secretary of State on April 8, 1997 under No. 3324 0584.

Exhibit "B"

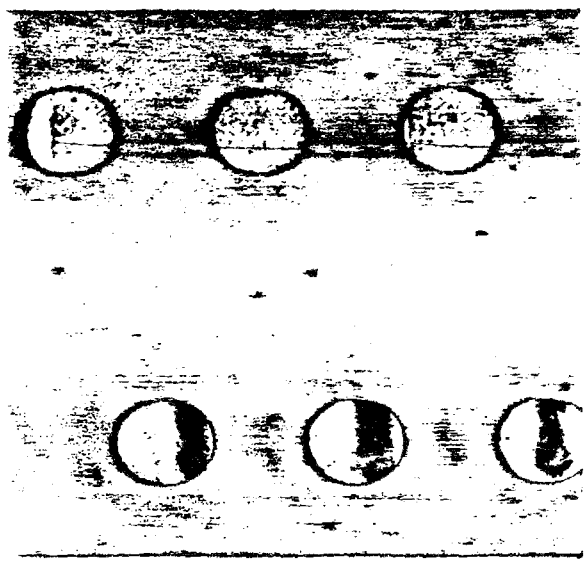
BOOK 10444 PG 763

Permitted Encumbrances

1. State and County taxes for the year 1997, a lien, but not yet due and payable.
   Map 105-14, Parcel 225
   Field Book BH 445

2. All matters appearing on the Plan of record in Plat Book 6250, page 803, Register's Office for Davidson County, Tennessee.

7919 05/06 0101 03CHECK 2237.00



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

RECEIVED OF _____

FOR _____ BOOK 10444 PG 764

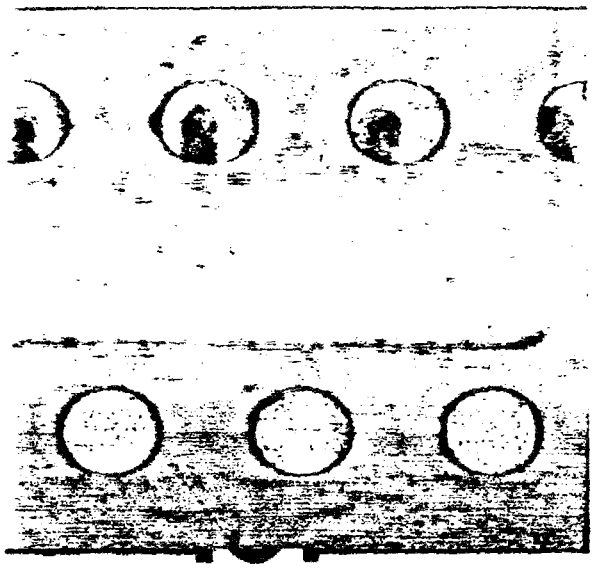
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 600000.00
CON TX 2220.00
PRFEE 1.00
WDEED 16.00
TOTAL 2237.00
CHECK 2237.00

05/06/97 01 14:39 0001 7919

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0302109
IDENTIF. ↑ REFERENCE

97 MAY -6 PM 2:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1147984