BOOK 10449 PG 943

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May 19 97

Notary Public

MY COMMISSION EXPIRES: 11/24/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS HIX & GRAY, 315 Deaderick Street, Ste. 1120, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IEI Properties L.P. (NAME)	NEW OWNER (NAME)	MAP 104-4
1201 16th Avenue South (ADDRESS)	(ADDRESS)	PARCEL 225
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Investment Insight, a Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO IEI Properties L.P.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1 on the Plan of Belmont Land Company's First Subdivision of Lot No. 23 of the O. B. Hayes Addition to Nashville of record in Book 204, page 207, Register's Office for said County and more particularly described as follows:

Beginning at a point in the intersection of the southerly right of way margin of Edgehill Avenue and the westerly right of way margin of 16th Avenue South; thence S 10 deg. 00' 00" W 55.00 feet to an iron pin; thence N 80 deg. 00' 00" W 153.75 feet to a point in the easterly right of way margin of an alley; thence with said right of way margin N 10 deg. 00' 00" E 55.00 feet to a point in the southerly margin of Edgehill Avenue; thence with said right of way margin S 80 deg. 00' 00" E 153.75 feet to the point of beginning, said tract containing 0.19 acres, more or less, according to a survey prepared by A & A Engineers, Inc., P. O. Box 40048, Nashville, Tennessee 37204, dated May 5, 1997.

Being the same property conveyed to Investment Insight, a Limited Liability Company, by deed from Paul Polycarpou, unmarried, of record in Book 9582, page 807, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used in the prior Deed.

This property is conveyed subject to the Plan of record in Plat Book 204, page 207; any and all restrictive covenants and/or easements running with the land; any rights and claims of parties in possession; any and all leases not of public record and taxes for the current year which have been prorated day of close and assumed by the Grantees.

This is improved (X) unimproved ( ) property, known as 1201 16th Avenue South, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 6th day of May 19 97

Investment Insight, a Limited Liability Company
By: Chief Manager
Eric B. Dahlhauser, Chief Manager

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Eric B. Dahlhauser and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and _____ respectively of the Investment Insight, a Limited the within named bargainor, and corporation, and that he as such Chief Manager and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Eric B. Dahlhauser as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 6th day of May 19 97.

My commission expires November 25, 1998

Notary Public

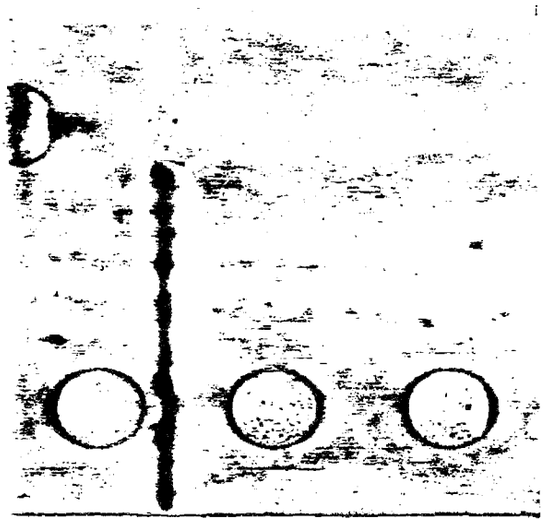
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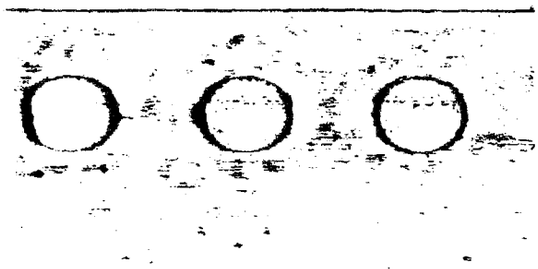
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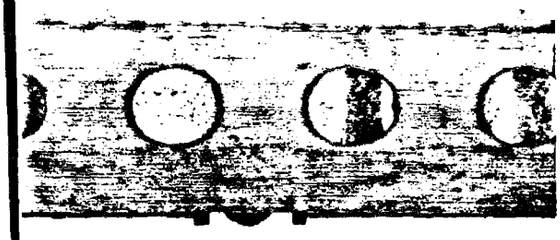
IDENTIF. & REFERENCE

97 MAY -9 PM 3:42

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.







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

RECEIVED OF _____

FOR _____

BOOK 10449 PG 945

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 625000.00
CDN TX 2312.50
PRFEE 1.00
WDEED 8.00
TOTAL 2321.50
CHECK 2321.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY ~~BANK~~ 0001 9464
05/09/97 01

0303465
IDENTIF. # REFERENCE

97 MAY -9 PM 3:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1149513