9/

BOOK 10452 PG 4014

GENERAL WARRANTY DEED

FROM:	Pacific Deals, Inc. Grantor	This instrument was prepared by: Jeffrey R. King Farris, Warfield & Kanaday, PLC Suite 1900 SunTrust Center Nashville, Tennessee 37219
TO:	D'Affari Properties, Grantee	

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
P.O. Box 120053 Nashville, TN 37212		104-4-52.00
		Field Book Numbers
	(new owner)	10W-006670

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Fifteen Thousand and no/100 Dollars ($415,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 12th day of May, 1997.

Notary Public

My Commission Expires: My Commission Expires NOV. 25, 2000

FOR AND IN CONSIDERATION OF the sum of Four Hundred Fifteen Thousand and no/100 Dollars ($415,000.00), the receipt and sufficiency of which are hereby acknowledged, Pacific Deals, Inc., a Tennessee corporation (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto D'Affari Properties, a Tennessee general partnership (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 1033 18th Avenue South, Nashville, Tennessee 37212.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor its successors and assigns to warrant and forever defend the title to the Property to the Grantee, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hand this 12th day of May, 1997.

PACIFIC DEALS, INC.

By: _____

Title: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kathy J. Kinser, a Notary Public of said County and State, personally appeared Tom Shapiro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Secretary (or other officer authorized to execute the instrument) of PACIFIC DEALS, INC., the within named bargainor, a corporation, and that he as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as Secretary.

Witness my hand and seal, at Office in Nashville, this 12 day of May, 1997.

Kathy J. Kinser
Notary Public

My Commission Expires: My Commission Expires NOV. 25, 2000

RECEIVED
MAY 13 11:11:27
DAVIDSON COUNTY, TN
REGISTER

0304392

EXHIBIT A

Being a 13,598 square foot or 0.312 more or less acre tract of land lying in the 18th Councilmanic District of Davidson County, Tennessee, and being the same property conveyed to Pacific Deals, Inc. as evidenced by deed of record in Book 9204, Page 385, Register's Office Davidson County, Tennessee, said property being a portion of Lot 13 on O.B. Hayes plan of Large Lots, called "Rokeby", as of record in Book 21, page 87, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin found on the westerly margin of 18th Avenue South, said point being the most northeasterly corner of the herein-described tract and the most southeasterly corner of the property conveyed to the Women's Division of the General Board of the Global Mininstries of the United Methodist Church evidenced by deed of record in Book 7545 page 137, Register's Office Davidson County, Tennesse; thence with said margin of 18th Avenue South, South 02 degrees 30 minutes 00 seconds West a distance of 50.00 feet to a point, said point lying 348.3 feet, more or less, northerly from the north margin of Edgehill Avenue; thence leaving said margin of 18th Avenue South and with the northerly line of the Bobby W. Hurt et ux Property of record in Book 5714, page 591, Register's Office Davidson County, Tennessee, North 88 degrees 43 minutes 08 seconds West a distance of 271.99 feet to an iron pin set; thence with the easterly line of the property conveyed to the Tennessee Annual Conference of the United Methodist Church as evidenced by deed of record in Book 5622, page 29, Register's Office Davidson County, Tennessee, North 02 degrees 26 minutes 35 seconds East a distance of 50.00 feet to an iron pin set; thence with the southerly line of the afore-mentioned Women's Division...United Methodist Church Property, South 88 degrees 43 minutes 08 seconds East a distance of 272.04 feet to the point of beginning, containing 13,598 square feet or 0.312 acres, more or less.

The above description is the same as in the previous deed of record.

EXHIBIT B

Encumbrances

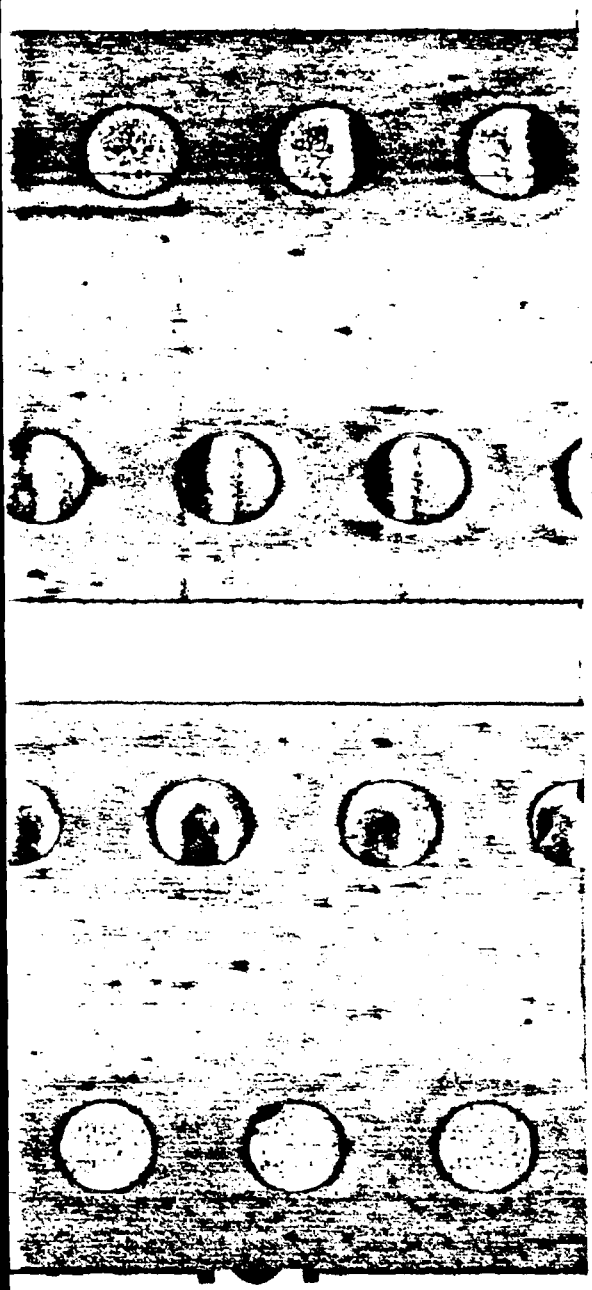
1. Matters shown on the Plan of record in Book 21, Page 87, said Register's Office.

2. Easement for ingress and egress as set out in Book 9527, page 137, said Register's Office.

3. All matters shown on survey prepared by Andersen Delk, dated December 15, 1993, revised April 22, 1997.

4. Taxes for 1997 constitute a lien, but are not yet due or payable.

0466 05/12 0101 03HR1K 15.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10452 PG 407

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 415000.00
CON TX 1535.50
PRFEE 1.00
WDEED 12.00
TOTAL 1548.50
CHECK 1548.50

05/13/97 01 11:29 0001 0466

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0304392
IDENTIF. # REFERENCE

97 MAY 13 AM 11:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1150506