97/10/15

60X 28

THIS INSTRUMENT PREPARED BY:
Lehnardt & Lehnardt, LLC
911 Main St., Suite 2224
Kansas City, MO 94105

WARRANTY DEED

BOOK 10738 PG 91

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
1817 Patterson Street, LP 911 Main St., Suite 2224 Kansas City, MO 94105	Corporate Family Solutions, Inc. 631 2nd Avenue South, #2F Nashville, Tennessee 37210	092-12-0 154.00

THE STATE OF MISSOURI)
) ss:
COUNTY OF JACKSON)

KNOW ALL MEN BY THESE PRESENTS: That Konrad Ulmer, an individual ("Grantor") for and in consideration of $10.00 and other good and valuable consideration in hand paid by 1817 Patterson Street, LP ("Grantee"), the receipt and sufficiency of all of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL, TRANSFER AND CONVEY, unto Grantee the following described real property in Davidson County, Tennessee, together with all improvements thereon, to wit:

See Exhibit A attached hereto (the "Property")

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, Grantee's successor's and assigns, forever; and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except, however, that this conveyance is made subject to the liens securing payment of ad valorem taxes for the current and all subsequent years, as well as to those matters set forth on Exhibit "B", attached hereto and incorporated herein by reference.

EXECUTED this 26th day of December, 1997.

Konrad Ulmer by
Detlef G. Lehnardt

Konrad Ulmer, by Detlef G. Lehnardt, pursuant to Power of Attorney, dated November 27, 1997

03847 26
IDENTIF. A REFERENCE
97 DEC 30 AM 10:44
CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN.

BOOK 10738 PG 92

STATE OF MISSOURI)
) ss:
COUNTY OF JACKSON)

Before me the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Detlef G. Lehnardt, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the attorney in fact of Konrad Ulmer, the within Grantor, and that he, as such attorney in fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name Konrad Ulmer by himself as such attorney in fact.

Witness my hand and official seal at office this 26 day of December, 1997.

Notary Public

My commission expires:

STEPHEN LEHNARDT
Notary Public – Notary Seal
State of Missouri
County of Platte
My Commission Expires Oct. 8, 2001

STATE OF MISSOURI)
) ss:
COUNTY OF JACKSON)

The actual consideration of value, whichever is greater, for this transfer is $1,500,000.

Konrad Ulmer by
Detlef G. Lehnardt
Affiant

Subscribed and sworn to before me, this 26 day of December, 1997.

Notary Public

My Commission Expires:

STEPHEN LEHNARDT
Notary Public – Notary Seal
State of Missouri
County of Platte
My Commission Expires Oct. 8, 2001

Exhibit A

Property Description

Land lying in the First Civil District of Nashville, Davidson County, Tennessee, and being Lot Nos. 218, 219 and 220 on the Plan of John Boyd Home Place, of record in Book 21, page 39, Register's Office for said County, being more particularly described according to a survey by Walter Davidson & Associates dated August 4, 1989 and updated December 17, 1997, as follows:

Beginning at an iron rod at the intersection of the Southerly right of way of Patterson Street and the Easterly right of way of Nineteenth Avenue North; thence with the said right of way of Nineteenth Avenue North, South 26 degrees 55 minutes 22 seconds East a distance of 170.00 feet to an iron rod at the intersection of said right of way and the Northerly right of way of Alley Number 377; thence with said alley right of way North 63 degrees 11 minutes 55 seconds East a distance of 150.00 feet to a chain link fence post at the Southwest corner of the property belonging to Mary Lindsay Polk Stone Trust as of record in Book 10661, Page 901, Register's Office for Davidson County, Tennessee; thence, with the common line with said parcel North 26 degrees 55 minutes 23 seconds West a distance of 170.37 feet to a iron rod in the Southerly right of way of Patterson Street; thence, with said right of way South 63 degrees 03 minutes 40 seconds West a distance of 150.00 feet to the point of beginning, containing 25,527.85 square feet or 0.586 acres more or less.

Being the same property conveyed to Konrad Ulmer from RM Development Company by deed as of record in Book 7947 Page 295 Register's Office of Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

BOOK 10738 PG 94

1. Lease dated December 16, 1988, by and between Grantor, as successor in interest to RM Development Company, and Corporate Family Solutions, Inc., successor in interest to Corporate Child Care, Inc., a Tennessee corporation ("Tenant"), as amended.

2. All matters shown on the survey and surveyor's report of Walter Davidson and Associates dated August 4, 1989 and certified on August 25, 1989.

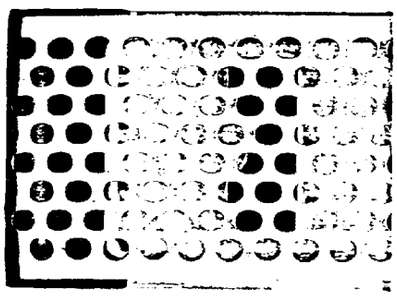
6167 12/30 0101 03CHECK 5567.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10738 PG 95

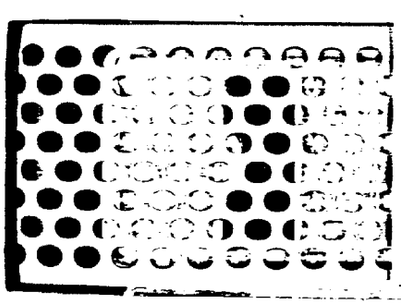
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 1500000.00
CON TX 5550.00
PRFEE 1.00
WDEED 16.00
TOTAL 5567.00
CHECK 5567.00

12/30/97 01 10:48 0001 6167

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0384726
IDENTIFICATION REFERENCE

97 DEC 30 AM 10:44

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1236873