[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Neighborly Partnership	[New Owner	[ ]
[P.O. Box 50813	[	[Map 103-01-0]
[Nashville, Tennessee 37205	[	[Parcel 154.00]
[	[	[ ]

[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205]

WARRANTY DEED

BOOK 10745 PG 721

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Jack D. Johnson and wife, Edith Johnson (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto, Neighborly Partnership, a Tennessee General Partnership , (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

See Exhibit A

Being the same property conveyed to Jack D. Johnson and wife, Ediath Johnson by Warranty Deed from John R. Beesley, III of record in Book 8488, page 657, said Register's Office for Davidson County, Tennessee.

The conveyance is made subject to a 20 foot easement for ingress and egress of record in Book 8488, page 657, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 6030 Neighborly Avenue , Nashville, Tennessee, 37209.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this transfer is $230,000.00.
[
[_____
Affiant
[Subscribed and sworn to before me this 31st day of December, 1997.
[
[_____
Notary Public
[
[My Commission Expires: 1-24-98

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

And Grantors do covenant with the said Grantee that Grantors are 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 hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of December, 1997.

Jack D. Johnson

Edith Johnson

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainors, Jack D. Johnson and wife, Edith Johnson with whom I am personally acquainted or proved to be the person(s) whose name(s) are subscribed to the within Warranty Deed and acknowledgment that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this day 31st of December, 1997.

NOTARY PUBLIC

My Commission Expires: 1-24-99

0386695
IDENTIFICATION/REFERENCE

98 JAN -5 AM 10:46
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

8328 01/05 0101 03CHECK 864-00

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the John R. Beesley, III Subdivision of record in Book 8250, page 59, Register's Office for said County, and described as follows to-wit:

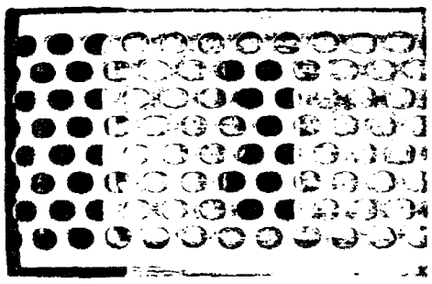
Beginning at a point in the northerly margin of Neighborly Avenue, said point being the southeast corner of the property conveyed to Mark B. Rollins, et ux, of record in Book 2959, page 231, Register's Office for Davidson County, Tennessee and being the southwest corner of the herein described Lot; thence with Rollins' east line N 15 deg. 54 min. 40 sec. W 142.55 feet to a point; thence N 79 deg. 59 min. 17 sec. E 64.39 feet to a point; thence N 03 deg. 39 min. 10 sec. E 42.54 feet to a point; thence N 79 deg. 26 min. 32 sec. E 89.78 feet to a point; thence S 03 deg. 01 min. 47 sec. W 99.71 feet to a point; thence S 76 deg. 49 min. 45 sec. W 55.43 feet to a point; thence S 13 deg. 13 min. 14 sec. E 76.05 feet to a point on the northerly margin of Neighborly Avenue; thence with said margin S 63 deg. 05 min. 15 sec. W 27.45 feet to a point; thence containing with said margin S 80 deg. 07 min. 08 sec. W 49.71 feet to the point of beginning and containing 18,530 sq. ft. or 0.425 acres, more or less.

Together with a permanent non-exclusive appurtenant easement for ingress and egress, described as follows:

Land in Davidson County, Tennessee, being a permanent non-exclusive 20 foot easement for ingress and egress for Lot No. 2 and being the westerly 20 feet of Lot No. 1 on the Plan of the John R. Beesley, III Subdivision of record in Book 8250, page 59, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Neighborly Avenue, said point being the common corner of Lots Nos. 1 and 2 on the Plan of John R. Beesley, III Subdivision of record in Book 8250, page 59, Register's Office for Davidson County, Tennessee; thence with the line between said Lots, N 13 deg. 13 min. 14 sec. W 76.05 feet to a point; thence N 76 deg. 49 min. 45 sec. E 20 feet to a point; thence S 13 deg. 13 min. 14 sec. E 75 feet, more or less, to the northerly margin of Neighborly Avenue; thence with said margin S 63 deg. 05 min. 15 sec. W 20 feet, more or less, to the point of beginning.

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



RECEIVED OF _____

FOR _____

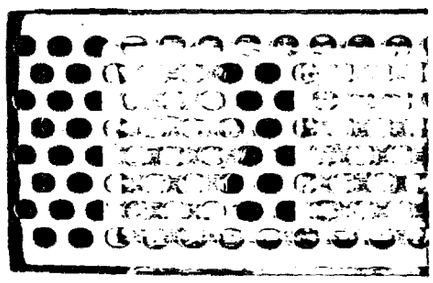
BOOK 10745 PG 724

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 230000.00
CON TX 851.00
PRFEE 1.00
WDEED 12.00
TOTAL 864.00
CHECK 864.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/05/98 01 [illegible] 0001 8328



0386695
IDENTIF. & REFERENCE

98 JAN -5 AM 10:46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1239009