Boy 18A
SKL

BOOK 10754 PG 323

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 1,550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January, 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 600, 200 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
OH&E, LLC c/o Russ Morris (NAME)	New Owner (NAME)	Map 161
Eakin & Smith Real Estate 424 Church St., Ste. 1506 (ADDRESS)	(ADDRESS)	Parcel 33
Nashville, TN 37219-2366 (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, Robert A. Butler and James S. Lattimore, Jr., Co-Executors of the Estate of Elsie Mildred Pendergrass Nipper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO OH&E, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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:

SEE ATTACHED EXHIBIT "A"

Walter R. Nipper, Jr. joins in the execution of this instrument to convey his interest in the Property as Devisee under the Last Will and Testament of Elsie Mildred Pendergrass Nipper.

This conveyance is subject only to (i) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (ii) easement of record in Book 6530, page 758, Register's Office for Davidson County, Tennessee; (iii) easement of record in Book 7859, page 389, said Register's Office; and (iv) those matters reflected by a survey prepared by Gary R. Cummings dated May 9, 1997 and revised on January 1, 1998.

unimproved ( )
This is improved (X) property, known as Map 161, Parcel 33, Nashville, Tennessee
(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 our hand s this 8th day of January 19 98

Estate of Mildred P. Nipper
By: Robert A Butler
Robert A. Butler, Co-Executor

By: James S. Lattimore, Jr.
James S. Lattimore, Jr., Co-Executor

Walter R. Nipper, Jr. by Robert A Butler
Walter R. Nipper, Jr.
by Robert A. Butler, Attorney-in-Fact
Pursuant to General Durable Power of Attorney
in Book 10751, page 699, R.O.D.C., TN

STATE OF TENNESSEE
COUNTY OF

BOOK 10754 PG 324

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

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

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 Robert A. Butler and James S. Lattimore, Jr., Co-Executors of the Estate of Elsie Mildred Pendergrass Nipper, the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal this 8th day of January, 1998.

Notary Public

My Commission Expires: 9/18/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid Robert A. Butler, to me known to be the person who executed the foregoing instrument on behalf of Walter R. Nipper, Jr., and who acknowledged that he executed the same as the free act and deed of Walter R. Nipper, Jr.

Witness my hand and official seal this 8th day of January, 1998.

Notary Public

My Commission Expires: 9/18/99

EXHIBIT "A"

Land in Davidson County, Tennessee, being described according to a survey by Triad Associates, Inc., dated May 9, 1997, as follows:

Beginning at a new iron rod in the westerly margin of Edmondson Pike at the southeast corner of the 1st. Union Bank property as recorded in Deed Book 9251, Page 128, R.O.D.C., TN, the true point of beginning being an old iron rod at the southwest corner of said 1st Union Bank property and at the point in the boundary of the Bruno's, Inc. property as recorded in Deed Book 6947, Page 527, R.O.D.C., TN, the bearing and distance being North 87 deg. 45' 42" East 242.62 feet, to said road margin; thence, running with the westerly margin of Edmondson Pike South 19 deg. 58' 15" East 276.00 feet to a new iron rod at the northeast corner of a parcel vested in Pravin V. and Smita P. Patel, as recorded in Deed Book 9842, Page 071, R.O.D.C., TN, said parcel fronting Old Hickory Boulevard; thence, leaving said Edmondson Pike westerly margin and running with the northerly boundary of the Patel parcel, South 87 deg. 54' 05" West 443.84 feet to a new iron rod in the creek near the northerly margin of Old Hickory Boulevard, said point being the southwest corner of the subject parcel; thence leaving said creek and running still with the Patel parcel and the previously referred to Bruno's, Inc., tract North 20 deg. 41' 41" West 276.00 feet to a new iron rod at a corner in the Bruno's, Inc. property; thence, running still with said Bruno's, Inc. property and the previously referred to 1st. Union Bank property North 87 deg. 45' 42" East 447.16 feet to the point of beginning, containing 116,829 Square Fee, more or less, or 2.682 Acres, more or less.

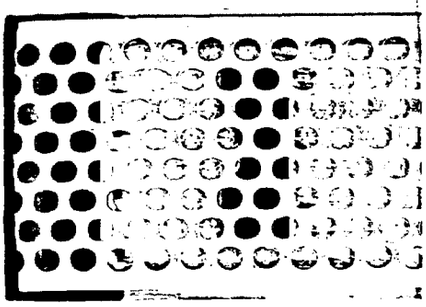
Being part of the same property conveyed to W. R. Nipper, Jr. and wife, Mildred P. Nipper by deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4003, page 802, Register's Office for Davidson County, Tennessee. The said Mildred P. Nipper having quitclaimed her interest in the property to Walter R. Nipper in error by Quitclaim Deed of record in Book 5550, page 75, said Register's Office; and the said Walter R. Nipper, Jr. having quitclaimed his interest in the property to Mildred P. Nipper by Quitclaim Deed of record in Book 8125, page 413, said Register's Office. The said Mildred P. Nipper being one and the same person as Elsie Mildred Pendergrass Nipper has since died. The Last Will and Testament of Elsie Mildred Pendergrass Nipper was entered in Will Book 191, page 306, Probate Court for Davidson County, Tennessee, under Docket No. 94P905. Robert A. Butler and James S. Lattimore, Jr. are Co-Executors of the Estate with full power to convey the above described property.

0389092
IDENTIFICATION REFERENCE
98 JAN 12 AM 10:01
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
0915 01/12 0101 03CHECK 5748 00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10754 PG 326

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
1550000.00
CON TX 5735.00
PRFEE 1.00
WDEED 12.00
TOTAL 5748.00
CHECK 5748.00

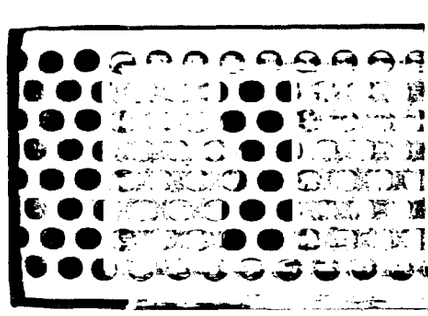
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0389092
IDENTIF. & REFERENCE

98 JAN 12 AM 10:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

01/12/98 01 10:0 0001 0915



No. 1241576