BK 28

9901794

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10768 PG 527

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Jo Ann Smith
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd DAY OF January, 19 98

William L. Rosenberg
NOTARY PUBLIC

My Commission expires: July 24, 1999

THIS INSTRUMENT PREPARED BY

William L. Rosenberg, Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
CHARLOTTE MINI, L. P. (NAME)	Same (NAME)	91-13-318
8235 Douglas Ave. Ste. 950 (ADDRESS)	(ADDRESS)	
Dallas, Texas 75225 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

R.D.R., L.P., A TENNESSEE LIMITED PARTNERSHIP

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

CHARLOTTE MINI, L. P., A TEXAS LIMITED PARTNERSHIP

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

5656 01/26 0101 03CHECK 461.00

U393455
IDENTIF. ✦ REFERENCE

98 JAN 26 PM 1:40

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved (X)
This is improved ( ) property, known as (House Number) Charlotte Avenue (Street) - Nashville (City), TN (State) 37209 (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 19 day of January, 19 98.

R.D.R., L.P., A TENNESSEE LIMITED PARTNER

BY: David Rollins
David Rollins, General Partner

INDIVIDUAL ACKNOWLEDGMENTS: BOOK 10768 PG 528

STATE OF TENNESSEE }
County of }

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

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

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

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

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

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

Donald R. Givan Jr.
Notary Public at Large
Davidson County

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF ~~TENNESSEE~~XX } ~~FLORIDA~~ TENNESSEE
County of ~~DAVIDSON~~ } DAVIDSON

My commission expires 5-27-01

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared DAVID ROLLINS, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the General Partner of R.D.R., L.P., A TENNESSEE LIMITED PARTNERSHIP, the within named bargainor, a corporation (or partnership), and that he, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by himself as such officer (or partner).

Witness my hand and official seal at office this 19 day of January, 19 98.

My Commission expires:
5-27-01

Donald R. Givan Jr.
Notary Public

EXHIBIT A - PAGE 1

Being a portion of Lot 1 and a portion of Lot 2 of the Mini/USA Ventures, Inc. Subdivision of record in Book 9700, page 548, Register's Office for Davidson County, Tennessee, also being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, bounded on the north by the southerly margin of Charlotte Pike (U.S. HWY 70), bounded on the east by R.D.R., L.P. and Teresa G. Brockman properties, bounded on the south and west by the Carl R. Davids et ux. property, located generally southeast of Balmy Avenue (and being tax map 91-13, parcel 318), and being more particularly described according to a survey dated June 4, 1997, last revised SEPTEMBER 4, 1997 prepared by Erly J. Thornton, Jr., RLS No. 1123, Thornton & Associates, Inc., 1615 Haynes Meade Circle, Nashville, TN 37207, as follows:

Beginning at a point in the southerly margin of Charlotte Pike (U.S. HWY. 70) 175 feet, more or less, southwesterly from the centerline of Balmy Avenue;

thence, a common line with R.D.R.. L.P. properties, S 15° 21' 49" E 161.28 feet to an iron pin;

thence, a common line with R.D.R., L.P. and Teresa G. Brockman properties S 03° 21' 08" W 125.00 feet;

thence, a common line with the Carl R. Davids, et ux. property S 88° 11' 08" W 90.00 feet;

thence, a common line with the Carl R. Davids, et ux. property N 03° 21' 08" E 50.00 feet;

thence, a common line with the Carl R. Davids, et ux. property N 11° 36' 54" E 52.09 feet to an iron pin;

thence, a common line with the Carl R. Davids, et ux. property N 72° 20' 22" E 10.54 feet to an iron pin;

thence, a common line with the Carl R. Davids, et ux. property N 15° 21' 49" W 160.33 feet to an iron pin in the southerly margin of Charlotte Pike (U.S. HWY 70);

thence, with the southerly margin of Charlotte Pike (U.S. HWY. 70) N 71° 38' 14" E 77.50 feet to the point of beginning, containing 22,288 square feet or 0.512 acres, more or less.

Being part of the same property conveyed to R.D.R., L.P., a Tennessee limited partnership by Quitclaim Deed from C.B. Rollins, Jr., Mary Ann Devor, and David L.

Rollins of record in Book 9201, page 85, Register's Office for Davidson County, Tennessee.

TRACT-1.127

97060003 - R.D.R., L.P. PROPERTY

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

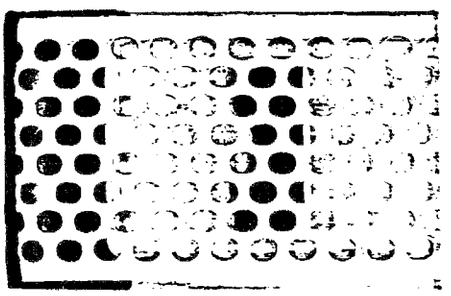
1. Metro taxes for 1998, a lien, but not yet due and payable.

2. Restrictions in deed from John H. Cowden, widower, to Leslie A. Karnes and wife, dated June 7, 1952, filed for record June 9, 1952, in Book 2084, page 564, as follows: "This lot is restricted to the building of a five room house of good material and well finished of like value of adjoining houses."

3. Restrictive covenants contained in the deed from John B. Cowden to Boyd Lee Barnes and wife, dated February 15, 1955, filed for record March 8, 1955, in Book 2345, page 404, as follows: "This lot is restricted to one residence of not less than four rooms in keeping with surrounding houses."

4. Matters shown on the plan of Mini/USA Ventures, Inc. Subdivision, o f record in Book 9700, page 548, Register's Office for Davidson County, Tennessee.

5. Title to that portion of the premises embraced within the bounds of any graves or graveyards, with all rights of ingress and egress thereto, if any.



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

RECEIVED OF _____

FOR _____

BOOK 10768 PG 531

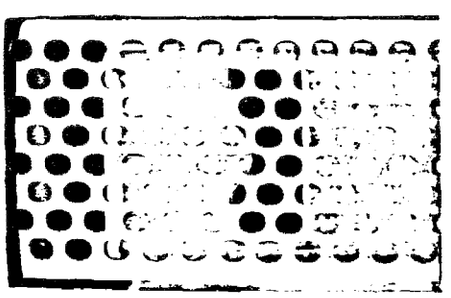
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 120000.00
CON TX 444.00
PRFEE 1.00
WDEED 16.00
TOTAL 461.00
CHECK 461.00

~~01/26/98 01 13:44 0001 5656~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0393455
IDENTIF. # REFERENCE

98 JAN 26 PM 1:40

REGISTER
DAVIDSON COUNTY, TN.

No. 1246256