PREPARED BY:
GEORGE E. BARRETT
BARRETT, JOHNSTON & PARSLEY
217 Second Avenue North
Nashville, TN 37201

BOOK 10812 PG 136

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, UNITED FOOD AND COMMERCIAL WORKERS UNION LOCAL #1995 as successor of AMALGAMATED MEAT CUTTERS AND BUTCHER WORKERS UNION OF NORTH AMERICA, AFL-CIO DISTRICT LOCAL 405, have this day bargained and sold, and do hereby transfer and convey unto the said JEFFREY L. MORRIS, his successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described as follows:

> Being Lot No. 10 on the Plan of W. L. Foster's First Addition to Edgefield, now East Nashville, as of record in Book 21, page 1, Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 10 fronts 50 feet on the northerly side of Gallatin Avenue, formerly Main Street, or Gallatin Pike, and runs back between parallel lines 160 feet to an alley
>
> Being the same property conveyed to Amalgamated Meat Cutters and Butcher Workers Union of North America, AFL-CIO District Local 405, now known as United Food and Commercial Workers Union Local #1995 from Third National Bank as recorded in Book 5163, page 653.
>
> Said property is known as 719 Main Street, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns, forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

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WITNESS our hands this 24th day of February, 1998.

UNITED FOOD AND COMMERCIAL WORKERS LOCAL 1995, AFL-CIO

ATTESTED:

By: Rosemary Geddes
ROSEMARY GEDDES, PRESIDENT

Larry Cooper
LARRY COOPER, SECRETARY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tim Miles, a Notary Public of the State and County aforesaid, personally appeared **Rosemary Geddes**, with whom I am personally acquainted and who, upon oath, acknowledged herself to be the President of United Food and Commercial Workers Local 1995, AFL-CIO, that she as such President, and **Larry Cooper** as Secretary of United Food and Commercial Workers Local 1995, AFL-CIO, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the aforesaid as the President and Secretary of United Food and Commercial Workers Local 1995, AFL-CIO.

Witness my hand and seal at Nashville, Tennessee this 24th day of February, 1998.

Tim Miles
NOTARY PUBLIC

My Commission Expires: 1-29-2000

TIM L. MILES NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is $140,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 24th day of February, 1998.

NOTARY PUBLIC

My Commission Expires: 6-29-99

THOMAS N. JONES NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

SEND TAX BILLS TO:

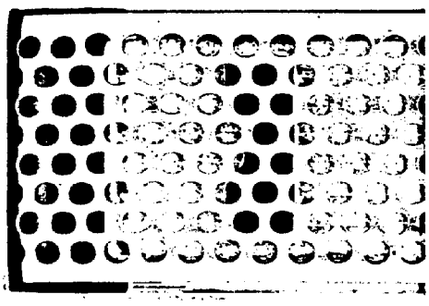
Jeffrey L. Morris
1619 Lewisburg Pk
Franklin, TN 37064

MAP 082, PARCEL 12.0 [illegible]

98 FEB 26 PM 3:19

040502

8408 02/25 0401 03CHECK 527.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10812 PG 138

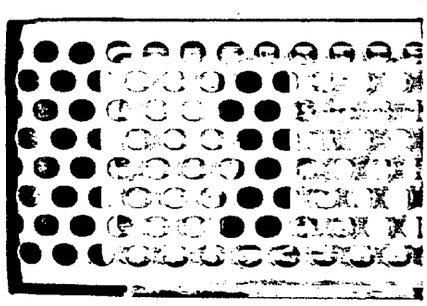
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
140000.00
CON TX 513.00
PRFEE 1.00
WDEED 8.00
TOTAL 527.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 527.00

02/26/98 01 15:17 0001 8408



0405402

IDENTIFICATION

98 FEB 26 PM 3:19

No. 1258868