BOOK 10857 PG 223

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 23, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison Street, S. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Okay, Inc. (NAME)	Kevin T. Naihawan (NAME)	MAP 72-7
2301 Riverside Drive (ADDRESS)	3906 Apache Trail (ADDRESS)	PARCEL 273
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (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, Walter Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Okay, Inc.

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

04 17624
IDENTIFICATION REFERENCE

98 MAR 27 PM 12:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 2301 Riverside Drive, Nashville, TN 37216
(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 my hand this 19th day of March, 19 98

Walter 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 Walter Johnson

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 19th day of March, 1998.

Commission expires May 23, 1998

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

EXHIBIT A

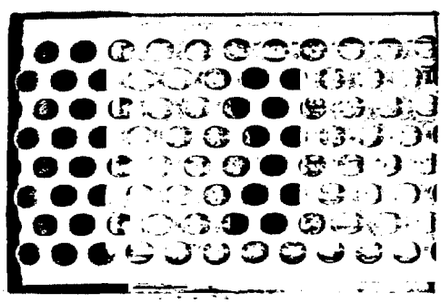
Land in Davidson County, Tennessee, being Lot No. 70 on the unrecorded plan of the subdivision of the R. M. Dudley 30-acre tract, described according to a copy of a survey thereof made October 14, 1913 by Earle Drake, County Surveyor, as follows:

BEGINNING at a point in the northeast corner of the Williams Ferry Road and Riverside Boulevard; thence with the easterly margin of said Boulevard around a curve in a northerly direction 110 feet to the common corner of Lots No. 69 and 70; thence with the line between said lots eastwardly 170 feet to the westerly margin of a 15 foot alley; thence with the margin of the same around a curve southeastwardly 61 feet to a point; the northwest intersection of said alley and the Williams Ferry Road; thence with said Road, westwardly 170 feet to the point of beginning.

Being the same property conveyed to Walter Johnson by Installment Deed from Charles J. Sanders, Jr., d/b/a Charles J. Sanders and Company, Agents, formerly a partnership which deed is of record in Book 6521, Page 728, Register's Office for Davidson County, Tennessee.

Walter Johnson

1660 03/27 0101 03CHECK 290.50



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

RECEIVED OF _____

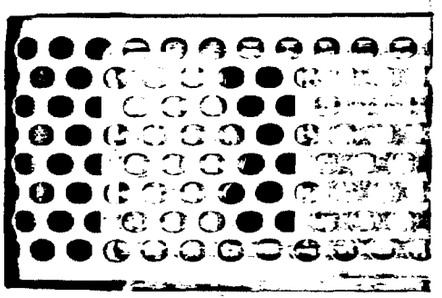
FOR _____

BOOK 10857 PG 226

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 75000.00	
			PRFEE	
			277501.00	
			ERR CO	
			PRFEE	
			277501.00-	
			CON TX 277.50	
			PRFEE 1.00	
			WDEED 12.00	
			BY BANK 290.50	
			CHECK 290.50	
			03/27/98 01 12:34 0001 1660	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



98 MAR 27 PM 12:34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

04 17624
IDENTIF. & REFERENCE

No. 1271940