BOOK 10904 PG 404

BOX 44

THIS INSTRUMENT PREPARED BY: **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $237,500.00. **Affiant** Subscribed and sworn to before me, this 28th day of April, 1998. Notary Public My Commission Expires: 1/28/01

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Arctic, LLC P. O. Box 190632 Nashville, TN 37219	Same	71-6 29

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0430751

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EUGENE PARGH, SUCCESSOR TRUSTEE, GERALD AVERBUCH, SUCCESSOR TRUSTEE, BARBARA P. FRIEDMAN, TRUSTEE and MARVIN P. FRIEDMAN, TRUSTEE FOR THE 421 REVOCABLE TRUST**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ARCTIC, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, containing approximately 13.59 acres and more particularly described on Exhibit "A" attached hereto.

This conveyance is made subject to those items listed on Exhibit "B" attached hereto. This is unimproved property known as Arctic Avenue, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

Notwithstanding anything else herein contained, the Grantors' right, title and interest in the easement described in the last paragraph of Exhibit A is quitclaimed without any representations, warranties or covenants and subject to such restrictions and encumbrances which may affect it.

WITNESS our hand this 28th day of April, 1998.

(SEE ATTACHED PAGES FOR ADDITIONAL SIGNATURES)

Gerald Averbuch, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERALD AVERBUCH, SUCCESSOR TRUSTEE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of April, 1998.

Notary Public

My Commission Expires: 11/28/99

Blossom Averbuch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10904 PG 406

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BLOSSOM AVERBUCH, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this ____ day of April, 1998.

Notary Public

My Commission Expires: _____

* * * * *

Eugene Pargh, Successor Trustee

Eugene Pargh, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EUGENE PARGH, SUCCESSOR TRUSTEE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of April, 1998.

Notary Public

CRAWFORD, JR. NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY

9716 04/28 0101.03 CHECK 0075

My Commission Expires: 4/27/99

* * * * *

Barbara P. Friedman
Barbara P. Friedman, Trustee

Marvin P. Friedman
Marvin P. Friedman, Trustee
for the 421 Revocable Trust

STATE OF FLORIDA)
COUNTY OF Palm Beach)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA P. FRIEDMAN, TRUSTEE, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20 day of April, 1998.

Betty C Hill
Notary Public

My Commission Expires: 12-28-01

OFFICIAL NOTARY SEAL
BETTY C HILL
COMMISSION NUMBER
CC705358
MY COMMISSION EXPIRES
DEC. 28,2001

* * * * *

STATE OF FLORIDA)
COUNTY OF Palm Beach)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARVIN P. FRIEDMAN, TRUSTEE FOR THE 421 REVOCABLE TRUST, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20 day of April, 1998.

Betty C. Hill
Notary Public

My Commission Expires: 12-28-01

OFFICIAL NOTARY SEAL
BETTY C HILL
COMMISSION NUMBER
CC705358
MY COMMISSION EXPIRES
DEC. 28,2001

EXHIBIT A

LEGAL DESCRIPTION

A tract of land lying in the Twelfth Civil District of Davidson County, Tennessee, being more fully described as follows:

Beginning at a point in the center of West Trinity Lane, at the intersection of the centerline of said West Trinity Lane and the easterly margin of Scruggs Lane ("not open"), said point of beginning further described as being located in a westerly direction, 569 feet, more or less, from a highway right-of-way monument in the southerly margin of said West Trinity Lane; thence leaving said beginning point, and running with the easterly margin of Scruggs Lane, South 29 degrees 00 minutes 00 seconds West, 1,020.65 feet, more or less, to a stake; thence leaving said stake in said easterly margin of Scruggs Lane, and running with the easterly margin of an alley, South 6 degrees 00 minutes 00 seconds East, 880 feet, more or less, to a stake; thence leaving said stake and said easterly margin of an alley, North 27 degrees 35 minutes 00 seconds East, 505 feet, more or less, to a stone; thence leaving said stone, North 82 degrees 30 minutes 00 seconds East, 495 feet, more or less, to an eighteen inch Sassafras Tree; thence leaving said Sassafras Tree, North 3 degrees 20 minutes 00 seconds East, 334.3 feet, more or less, to a point in a corner of the Holiday Inn motel property, as of record in Book 4133, Page 511, Register's Office for Davidson County, Tennessee; thence leaving said point, South 89 degrees 03 minutes 00 seconds West, 343.25 feet, more or less, to a point in a corner of said Holiday Inn motel property; thence leaving said point, North 00 degrees 57 minutes 00 seconds West, 528.5 feet, more or less, to an iron pin in the northwest corner of said Holiday Inn motel property; thence leaving said iron pin, North 89 degrees 03 minutes 00 seconds, East 300 feet, more or less, to an iron pin; thence leaving said iron pin, North 00 degrees 57 minutes 00 seconds West, 170.0 feet, more or less, to an iron pin; thence leaving said iron pin, North 89 degrees 03 minutes 00 seconds East, 53 feet, more or less, to a point in the southwest corner of the Henry Horrell property as of record in Book 5216, Page 571, Register's Office for Davidson County, Tennessee; thence leaving said point and with the westerly boundary of said Horrell property, North 2 degrees 14 minutes 00 seconds East, 225.2 feet, more or less, to a point in the centerline of West Trinity Lane, thence leaving said point and running with the said centerline South 88 degrees 53 minutes 00 seconds, West 193 feet, more or less, to a spike; thence leaving said spike along said centerline with a curve, westwardly having a radius of 2359.13 feet, 156.6 feet, more or less, to the point of beginning, and containing approximately 16.40 acres, more or less.

Included in the foregoing description but specifically **EXCLUDED** therefrom is the following tract of land described as Tract No. 3 of record in Book 5932, Page 891, Register's Office for Davidson County, Tennessee, said tract being more particularly described as follows:

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

Starting at a concrete monument in the line between Davis and Little tracts (mentioned in Tract No. 1 in the deed of record in Book 5932, Page 891, said Register's Office) and in the south line of Tract No. 1 (described in Book 5932, Page 891) and being a part of said Davis lands; thence with the line between the said lands South 7 degrees 13 minutes West 336.3 feet to a concrete monument; thence North 87 degrees 04 minutes West 22.0 feet to the point of beginning; thence South 2 degrees 56 minutes West 63.0 feet to a point; thence North 87 degrees 04 minutes West 310.0 feet to a point; thence North 2 degrees 56 minutes East 63.0 feet to a point; thence South 87 degrees 04 minutes East 310.0 feet to the point of beginning.

Also included in the foregoing description but specifically **EXCLUDED** therefrom are those tracts of land conveyed to Bobby Lawson by deeds of record in Book 6077, Page 956 and Book 6537, Page 486, said Register's Office and that tract of land conveyed to Low Country Associates, Inc. by deed of record in Book 7097, Page 319, said Register's Office.

Being the same property conveyed to Barbara P. Friedman, Trustee, and Marvin P. Friedman, Trustee, by Quitclaim Deed from Marvin P. Friedman of record in Book 8625, Page 496, Register's Office of Davidson County, Tennessee, as corrected by Instrument of Correction of Deed of record in Book 8656, Page 384 and being part of the same property conveyed to Eugene Pargh (one-fourth interest) and Gerald Averbuch and wife Blossom Averbuch (one-fourth interest) by deed from Morris Fred Davis, Executor of the Estate of Charles A. Davis, Sr., et al. of record in Book 4106, Page 80, Register's Office of Davidson County, Tennessee. The said Eugene Pargh having since conveyed the subject property to Milton Grossman, Trustee, by Quitclaim Deeds of record in Book 5476, Page 508 and Book 5476, Page 513, Register's Office of Davidson County, Tennessee. The said Milton Grossman, Trustee, having since died in July 3, 1993 the Grantor, Gerald Averbuch, assumed his rights, duties and responsibilities as First Substitute Trustee by virtue of a Second Amendment To Trust Agreement of record in Book 7699, Page 993, Register's Office of Davidson County, Tennessee. The said Gerald Averbuch and wife Blossom Averbuch have since conveyed the subject property to Milton Grossman, Trustee, by Quitclaim Deeds of record in Book 5476, Page 518, and Book 5476, Page 523, said Register's Office. The said Milton Grossman, Trustee, having since died, his rights, duties and responsibilities were assumed by the Grantor, Eugene D. Pargh as First Substitute Trustee under the Second Amendment To Trust Agreement of record in Book 7700, Page 1, said Register's Office.

This conveyance also includes all of the Grantors' right, title and interest in and to that certain easement, conveyed to the Grantors by an easement of record in Book 7088, Page 854, Register's Office of Davidson County, Tennessee, to which reference is made for a more complete description.

Notwithstanding anything else herein contained, the Grantors' right, title and interest in the easement described in the last paragraph on Page 1 of Exhibit A is quitclaimed without any representations, warranties or covenants and subject to such restrictions and encumbrances which may affect it.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. 1998 Davidson County property taxes, a lien not yet due and payable.

2. Subject to sanitary sewers and/or storm drainage easement of record in Book 3984, page 621 and in Book 4180, page 218, Register's Office for Davidson County, Tennessee.

3. Subject to powerline easement granted to Metropolitan Government of Nashville of record in Book 4208, page 424, said Register's Office.

4. Subject to water mains and appurtenances easement in Book 8197, page 255, said Register's Office.

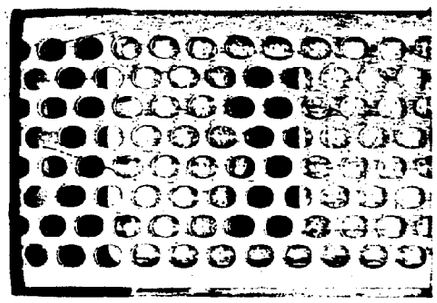
5. All other easements and restrictions of record, if any.

6. Such matters, restrictions and encumbrances which may affect the easement described in the last paragraph on Page 1 of Exhibit A.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10904 PG 411

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 237500.00
CON TX 878.75
PRFEE 1.00
WDEED 28.00
TOTAL 907.75
CHECK 907.75

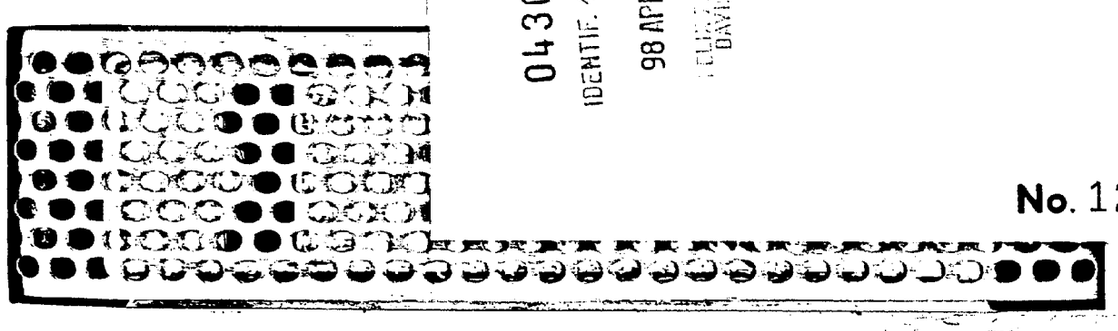
04/28/98 01 15:36 0001 9716

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0430751
IDENTIF. & REFERENCE

98 APR 28 PM 3:34

REGISTER
DAVIDSON COUNTY, TN.



No. 1285813