THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215
File Box 9-A

BOOK 11110 PAGE 69

98 SEP 14 AM 9:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0487165
IDENTIFICATION REFERENCE

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Ozburn-Hessey Company P. O. Box 100951 Nashville, TN 37224-0951	Same	106-1-51 & 106-1-52

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Ozburn Family Partners, L.P., a Tennessee limited partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ozburn-Hessey Company, a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land located in Davidson County, Tennessee, described as follows:

Tract No. 1

Land in the Third Civil District of Davidson County, Tennessee, described as follows:

Being Lots No. 4 and 5 on the Map of the land of the heirs of Mrs. Mary Byrd, deceased, of record in Book 547, page 23, Register's Office for Davidson County, Tennessee.

Said Lots No. 4 and 5 together front 104 feet on the northerly side of Murfreesboro Road, and run back between parallel lines from the northerly margin of Murfreesboro Road, as widened, 206 feet, more or less, on the easterly line and 236 feet, more or less, on the westerly line to the southerly margin of Elm Hill Pike, fronting 106 feet thereon.

Tract No. 2

0047 09/14 0101 03CHECK 1495.00

Land in the 3rd Civil District of Davidson County, Tennessee, being Lots No. 2, 3 and the westerly part of Lot No. 1 on the Map of the lands of the heirs of Mrs. Mary Byrd, deceased, as of record in Book 547, page 23, Register's Office for said County, described as follows:

Beginning on the northerly margin of the Murfreesboro Pike, as widened, at the southwest vorner of the property conveyed to First American National Bank of Nashville, by deed from Frank P. Ozburn, et al, of record in Book 2343, page 287, Register's Office for said County; thence with the westerly line of said Bank property, northwardly 247 feet, more or less, to the southerly margin of Elm Hill, or Stones River, Pike; thence with said Pike, westwardly 119.8 feet, more or less, to the corner of Lots No. 3 and 4; thence with the line between

said two lots, southwardly 214.8 feet to the northerly margin of Murfreesboro Pike, as widened; thence with said Pike, eastwardly 115 feet to the beginning.

Being the same properties conveyed to Ozburn Family Partners, L.P., a Tennessee limited partnership, by deed from Ozburn Properties, LLC, of record in Book 10697, page 471, Register's Office for said County.

These are improved properties known as 402 Murfreesboro Road, Nashville, Tennessee.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, ITS SUCCESSORS and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claim of all persons whomsoever.

WITNESS my hand this 11th day of September, 1998.

OZBURN FAMILY PARTNERS, L.P.

By: F. Perry Ozburn

F. Perry Ozburn, Jr., General Partner

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 F. Perry Ozburn, Jr, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be General Partner of Ozburn Family Partners, L.P., a Tennessee limited partnership, and that he, as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as General Partner

Witness my hand and official seal at Nashville, Tennessee this 11th day of September, 1998.

F. B. Murphy Jr.

NOTARY PUBLIC

My Commission Expires: 7-27-02

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

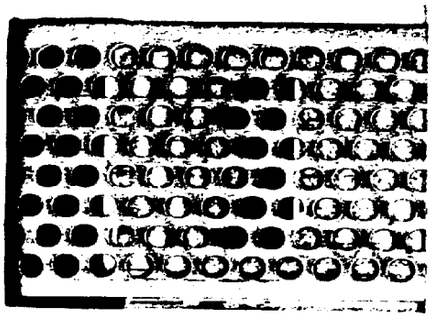
The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me this 11th day of September, 1998.

Notary Public

My Commission Expires: 7-27-02



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

RECEIVED OF _____

FOR _____

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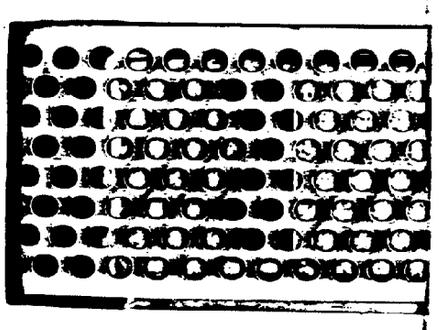
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 400000.00
CON TX 1480.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 1495.00
CHECK 1495.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/14/98 01 09:41 0001 0047



0487165
IDENTIF. ↑ REFERENCE

98 SEP 14 AM 9:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1345442