This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
FDH Enterprises, Inc. 425 West Capitol Avenue Suite 1400 Little Rock, Arkansas 72201	Same	094-13-096 094-13-103

BOOK 11150 PAGE 119

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Lannie L. Boswell and Wife, Doris L. Boswell ("Grantors"), have bargained and sold, and by these presents do transfer and convey to FDH Enterprises, Inc., an Arkansas corporation ("Grantee"), its successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

A parcel of land located in the city of Nashville the 3rd Civil District, the 15th Councilmanic District of Davidson County, Tennessee, being parcels 96 and 103 on Tax Map 94-13, and being more particularly described as follows:

BEGINNING at a PK nail on the northerly margin of Interstate 40 at the intersection of the westerly margin of Fessler's Lane;

Thence, leaving said Fessler's Lane, along the northerly margin of Interstate 40, North 83° 45' 00" West, 208.29 feet to an iron pin; thence, continuing along said margin, north 60° 25' 22" West, 280.99 feet to an iron pin; thence, continuing along said margin, north 54° 25' 14" West, 110.81 feet to an iron pin; thence, leaving said margin of Interstate 40, North 09° 42' 49" East, 45.00 feet to an iron pin on the southerly margin of a 15' alley No. 2053' thence, along said southerly margin, South 84° 40' 43" East, 414.19 feet to a scratch mark on a concrete dock on the easterly margin of a 15' alley No. 2052; thence, along the easterly margin of said alley, North 09° 42' 49" East, 184.34 feet to a PK nail on the southerly margin of Calhoun Avenue; thence, along said margin of Calhoun Avenue, South 84° 56' 39" East, 130.36 feet to a PK nail; thence, with a curve to the right (having a central angle of 94° 21' 43", a radius of 25.00 feet, a tangent of 26.98 feet and a chord bearing and distance of South 37° 45' 47" East, 36.68 feet) a distance of 41.17 feet to a PK nail on the westerly margin of Fessler's Lane; thence, along said margin of Fessler's Lane, South 09° 25' 05" West, 316.17 feet to a PK nail; thence, continuing along said margin, South 18° 53' 51" West, 12.13 feet to a PK nail; thence, continuing along said margin, South 83° 45' 00" West, 2.00 feet to a PK nail; thence, continuing along said margin, South 09° 25' 05" West, 50.08 feet to the point of beginning, containing 123,443.084 square feet or 2.834 acres.

Being the same property conveyed to Lannie L. Boswell and wife, Doris L. Boswell by deed from Exxon Corporation of record in Book 5242, Page 750, Register's Office for Davidson County, Tennessee, and by deed from Morris & Lewis of record in Book 4536, Page 771, and by deed from George Allen Fletcher of record in Book 9385, Page 649, Register's Office for Davidson County, Tennessee, and by deed from Paul E. Marcum and Wife, Elsie M. Marcum of record in Book 7645, Page 595, Register's Office for Davidson County, Tennessee, and by deed from Carl B. Lane and Wife, Minnie M. Lane of record in Book 6549, Page 453, Register's Office for Davidson County, Tennessee (less and except that property conveyed to the State of Tennessee by deed of record in Book 3102, Page 35, R.O.D.C.), and by deed from T.C. Jones, Gertrude Ryan, Frank Ryan and Don C. Ryan of record in Book 7783, Page 784, Register's Office for Davidson County, Tennessee.

The foregoing description has been taken from the survey of Michael V. Holmes (RLS #213) H & H Land Surveying, Inc., 609 Dunston Drive, Nashville, TN 3721, File #98134, and Phillip E. Holmes, Jr. (RLS #1728) Volunteer Surveying, 3429 Township Road, Antioch, Tennessee 37013, dated September 14, 1998.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the said Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Easement for Public Utilities retained by Ordinance No. 097-773, closing a portion of Bonds Avenue.

(2) Lack of direct access to I-24/I-40 as set out in Book 3100, Page 603, Book 3101, Page 35, Book 3133, Page 205, and Book 3102, Page 35, Register's Office for Davidson County, Tennessee.

(3) Metro Codes letter of record in Book 5722, Page 514, Register's Office for Davidson County, Tennessee.

(4) The acreage mentioned in the legal description is only for convenience in identifying the tract insured; it is not intended that this policy insure the amount of acreage.

(5) A Sign Location Lease for a billboard on the westerly end of the property as shown on the survey of Michael V. Holmes (RLS #213) H & H Land Surveying, Inc., 609 Dunston Drive, Nashville, TN 3721, File #98134, and Phillip E. Holmes, Jr. (RLS #1728) Volunteer Surveying, 3429 Township Road, Antioch, Tennessee 37013, dated September 14, 1998.

The Grantors further covenant to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 8th day of October, 1998.

Lannie L. Boswell

Lannie L. Boswell

Doris L. Boswell

Doris L. Boswell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, **Lannie L. Boswell,** the within name bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 8th day of October, 1998.

Carolyn Hobbs

Notary Public

My Commission Expires: 1-29-2000

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, an official Notary Public of the said county and state, **Doris L. Boswell,** the within name bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 7th day of October, 1998.

Carolyn B Hobbs
Notary Public

My Commission Expires: 1-29-2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,700,000.00.

Affiant

Sworn to and subscribed before me this 7th day of October, 1998.

Carolyn B Hobbs
Notary Public

My Commission Expires: 1-29-2000

0498004
IDENTIF. ↑ REFERENCE

98 OCT -8 PM 4:09
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1540 10/08 0101 03CHECK 6305.0

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11150 PAGE 122

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 1700000.00
				CON TX 6290.00
				PRFEE 1.00
				WDEED 12.00
				CFEE 2.00
				TOTAL 6305.00
				CHECK 6305.00
			10/08/98 01	16:11 0001 1540

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0498004
IDENTIF. # REFERENCE

98 OCT -8 PM 4:09

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1356789