Box 28

BOOK 11280 PAGE 132

98100209

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, TN 37219-1611

This instrument prepared by:
William L. Rosenberg, Attorney
344 Fourth Avenue North
Nashville, TN 37219-1611

State of Tennessee)
County of DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Affiant

Subscribed and sworn to before me this 31ST day of DECEMBER 1998.

Notary Public

My commission expires: JULY 24, 1999

Name & Address of Property Owner	Send Tax Bills to:	Map and Parcel No:
Clifton Partners, LLC c/o William E. Knestrick 2617 Grandview Ave. Nashville, TN 37211	Same	092-11-386

WARRANTY DEED

For and in consideration of the sum of $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, the undersigned

PORCELAIN WINDING-UP CORPORATION, a Tennessee corporation

hereinafter called the **GRANTOR,** has bargained and sold, and by these presents transfers and conveys unto

CLIFTON PARTNERS, 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, described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof

This is improved property, known as ~~2305~~ 2306 Clifton Avenue, Nashville, TN 37209.

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. The undersigned GRANTOR covenants with said GRANTEE that it 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 expressly set forth in Exhibit "B" attached hereto and made a part hereof. The GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the undersigned has caused this instrument to be executed this 30th day of December, 1998.

Porcelain Winding-Up Corporation,
a Tennessee corporation

By: Ibrahim F. Ayoub
its: authorized agent
Ibrahim F. Ayoub

STATE OF Florida)

COUNTY OF Hillsborough

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Ibrahim Ayoub, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized agent of Porcelain Winding-Up Corporation, a Tennessee corporation, the within named bargainor, a corporation, and that he, as such authorized agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such authorized agent.

Witness my hand and official seal at office this 30th day of December, 1998.

Mary H. Reinhard
Notary Public

My commission expires: _____

98100209.WD1

MARY H. REINHARD
Notary Public, State of Florida
My Comm. Expires Feb. 25, 2000
No. CC 529...25
Bonded Thru Official Notary Service
1-(800) 723-0121

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

Being Lots 16, 17, 18, and part of Lots 13, 14, and 15 of the Joseph W. Bell Plan, as of record in Plat Book 21, page 13, Register's Office for Davidson County, Tennessee, and part of Lot 7 of the Boyd McNairy Plan, as of record in Book 16, page 614, Register's Office for Davidson County, Tennessee, and part of Lot 23 of Dr. Boyd McNairy's Resubdivision Plan, as of record in Plat Book 21, page 93, Register's Office for Davidson County, Tennessee, described together with portions of vacated ally/street lines as shown on the aforementioned plans as follows:

Beginning at an iron pin in the northerly margin of Clifton Avenue, said point being the southeast corner of J.R.M. Company and the southwest corner of Gray & Dudley Company;

Thence, North 7° 05' East, 406.5 feet with said J.R.M. Company's east line and along a chain-link fence line to an existing iron pin, said iron pin being 25 feet southeast of the centerline of the Hamilton Street tract owned by the Illinois Central Gulf Railroad;

Thence, northeasterly, parallel with and 25 feet from the centerline of said Hamilton Street track and generally along the southeasterly side of a chain-link fence as follows:

North 60° 27' East, 202.3 feet to an iron pin;

Northeasterly, 69.33 feet with a curve to the left having a radius of 1,171.28 feet to an iron pin;

Thence, southerly on a new line severing the lands of Gray & Dudley as follows:

South 1° 01' West, 188.8 feet to a railroad spike;

South 9° 25' East, 77.8 feet to a railroad spike;

South 8° 49' West, 204.8 feet to a railroad spike;

South 46° 15' West, 130.8 feet to an iron pin in the northerly margin of Clifton Avenue;

Thence, North 83° 31' West 170.0 feet with said margin of Clifton Avenue to the point of beginning.

Being the same property conveyed to Porcelain Industries, Incorporated by deed from John M. Walsh of record in Book 7211, page 568, Register's Office for Davidson County, Tennessee; the said Porcelain Industries, Incorporated having since changed its name to Porcelain Winding-Up Corporation by Article of Amendment to the Charter of record in Book 11280, page 127, said Register's Office.

This is the same description contained in the previous conveyance of record.

98100209.DES

EXHIBIT "B"

ENCUMBRANCES

1. Matters shown on the Plan of record in Book 21, page 13, Book 21, page 93, and Book 16, page 614, Register's Office for Davidson County, Tennessee.

2. Easements for utilities an incidental purposes retained in Ordinance No. 79-1252 of the Metropolitan Government of Nashville and Davidson County, closing Pearl Street.

3. Sewer easement granted to City of Nashville, recorded in Book 2451, page 386, Register's Office for Davidson County, Tennessee.

4. Easement for ingress and egress and incidental purposes reserved by Gray & Dudley Company in the deed recorded in Book 5651, page 692, Register's Office for Davidson County, Tennessee.

5. Rights of railroads, if any, which exist on and/or adjoining the property.

6. Real property taxes for the year 1998 and thereafter.

7. Title to that portion of the land, if any, embraced within the bounds of any streets, roads, or highways.

8. Survey by Barge, Waggoner, Sumner & Cannon dated December 11, 1980, shows a sanitary sewer easement, a 20 foot ingress-egress easement, railroad spur tracks, and the right-of-way of Watkins Street (Merry Street).

0532291
IDENTIF. A REFERENCE
99 JAN -4 PM 1:22
RECEIVED, GARRETT REGISTER
DAVIDSON COUNTY, TN.
803 01/04 0101 02CHECK 33.50

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11280 PAGE 136

RECEIVED OF _____

FOR _____

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

CAMT 85000.00

CON TX	314.50
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	333.50
CHECK	333.50

01/04/99 01 13:19 0001 8034

0532291

IDENTIF. A REFERENCE

99 JAN -4 PM 1:22

WILL HALL REGISTER
DAVIDSON COUNTY, TN

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1407432