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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 40921
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
SDR Realty Company 107 Kenner Avenue Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 116-3-93

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$ 780000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kenner Associates, A Tennessee general partnership**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **SDR Realty Company,** a Tennessee general partnership, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the southerly 95 feet of Lot No. 79 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, said Register's Office, and described according to a survey of John Kohl & Company, P.C., dated May 19, 1992, as follows:

SAID part of Lot No. 79 fronts 95 feet on the westerly side of Kenner Avenue and runs back between parallel lines, 200 feet, and by field measurement, 200.02 feet on the southwesterly side, to a dead line being the rear line of Lot No. 88 on said plan, and containing 19,001 square feet or 0.436 acre, more or less.

BEING the same property conveyed to Kenner Associates, a Tennessee General Partnership, by deed from L. Thomas Hart, Jr., of record in Book 8687, page 507, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years.

This is improved property, known as: 107 Kenner Avenue, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of September, 1999.

Kenner Associates, A Tennessee General Partnership

By: _____ partner
Christopher C. Dewey, Partner

By: _____
John W. Styll, Partner

State of New Jersey
County of Essex

Before me, the undersigned, personally appeared Christopher C. Dewey with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Partner (or other officer authorized to execute this instrument) of Kenner Associates, A Tennessee general partnership, the within named bargainor, and the execution of the foregoing instrument as such partner for the purposes therein contained.

Witness my hand and official seal, at office in Short Hills, NJ, this 31st day of August, 1999.

_____
Notary Public

My Commission Expires: _____

DEBORAH J. TRUMPF
A Notary Public of New Jersey
My Commission Expires July 22, 2001

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared John W. Styll with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Partner (or other officer authorized to execute this instrument) of Kenner Associates, A Tennessee general partnership, the within named bargainor, a corporation, and the execution of the foregoing instrument as such partner for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, this 1st day of September, 1999.

My Commission Expires: _____

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission
Expires 7/26/2003

State of Tennessee
County of Davidson

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AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 780000.00

Affiant

Sworn and subscribed before me on the 1st day of September, 1999.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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

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IDENTIFICATION REFERENCE

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REGISTER
DAVIDSON COUNTY, TN.

CAMT

	780000.00
CON TX	2886.00
PRFEE	1.00
MREEI	12.00
CFEE	2.00
TOTAL	2501.00
CHECK	2501.00

09/03/99 01 14:38 0001 4905

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512928