I offer this instrument for record, and make oath that the actual consideration for this transfer, or value of the property transferred (whichever is greater), is $ 1,645,000.00

Sworn To Before

Notary Public

This 15th day of March, 2002

My Commission Expires: 11/17/03

This Instrument Was Prepared by
MOSS, BENTON & WALLIS, PLLC
ATTORNEYS AT LAW
325 N. Parkway
Jackson, Tennessee 38305

WARRANTY DEED

Property Owner:
G & G Group, Inc.
803 North 1st Street
Nashville, TN 37207

Tax Payer:
Same

MAP 82-6, **GROUP** ___, **PARCEL** 13

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of One Thousand and no/100 Dollars ($1,000.00), cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, I, Majed Massad, have this date bargained and sold and does hereby bargain, sell, transfer and convey unto G&G Group, Inc., a Tennessee corporation, the following described lot or parcel of real estate lying and being in Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a railroad spike (old) in the easterly margin of Dickerson Pike, U.S. Highway 31-W, the southwest corner of a tract of land, which belongs to Shirley J. Gambill, having a deed reference in Inst. No. 20010724078397, RODCT, the northwest corner of this tract, and continuing as follows: S 88°08'11" E, 154.00 feet to an iron pin (new), in the westerly margin of Alley No. 326, the southeast corner of said tract of land which belongs to Shirley J. Gambill; thence, S 01°00'49" W, 200.00 feet to a railroad spike (old), at the intersection of the westerly margin of Alley No. 326, and the northerly margin of Hancock Street; thence, N 88°08'12" W, 154.09 feet to a railroad spike (old), at the intersection of Hancock Street and the easterly margin of Dickerson Pike; thence, N 01°02'19" E, 200.00 feet, to the point of beginning, containing 0.71 acres, 30,787 square feet, as surveyed by Steven E. Artz, TN. LISC, No. 1708, d/b/a/ Steven E. Artz and Associates, Inc. 514 S. Brown St. Suite 600, Springfield, TN 37172, dated February 11, 2002.

Being the same property conveyed to Majed Massad by deed from Hollingsworth Oil Company, Inc. or record in Book 11071, Page 439, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said lot or parcel of real estate unto the said Grantee, its successors and assigns, forever.

Grantor covenants with the Grantee that it is lawfully seized and possessed of said real estate, and have a good and valid right to sell and convey the same; that it is unencumbered with the exception of: 2002 property taxes which shall be prorated and assumed. With said exceptions, we will forever warrant and defend the title to said real estate against the lawful claims of all persons whomsoever.

WITNESS MY HAND, this 15th day of March, 2002.

Majed Massad

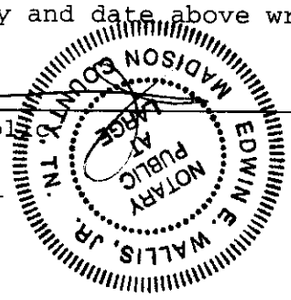
Davidson County DEEDWARR
Recvd: 04/02/02 08:51 2pgs
Fees:13.00 Taxes:6086.50

20020402-0039526

STATE OF TENNESSEE)
)
COUNTY OF MADISON)

On this 15th day of March, 2002, before me personally appeared Majed Massad, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND, at office, on the day and date above written.



Notary Public

My Commission Expires: 11/17/03

F:\G&G-GROU\BLC\WARRANTY.DED