Box 37
CAW

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Our Home Properties, A Tennessee General Partnership P.O. Box 0271 Nashville, TN 37205	**Map 119-01-0 Parcel 165**	**SAME**

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 04/30/02 16:03 3pgs
Fees:18.00 Taxes:240.50
20020430-0053196

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Beverage Equipment Specialist, a Tennessee General Partnership whose general partners are Steven J. Tucker and Allen L. Jones** (collectively the "Grantor") have bargained and sold, and by these presents transfer and convey to **Our Home Properties, a Tennessee General Partnership whose general partners are Joel R. Sullivan and Brett Alden Baier** (collectively the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Property taxes for 2002 prorated at closing and assumed by Grantee.

2. All matters on the Plan of record in Book 332, page 21, said Register's Office.

This is improved property, known as **2208 Dortch Avenue, Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$65,000.00**.

Harold A. Wilson
Affiant

Subscribed and sworn to before me this 24 day of April, 2002.

Melba Kepley
Notary Public
My Commission Expires: 9-24-05

MELBA KEPLEY NOTARY PUBLIC TN

Grantors further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 26 day of April, 2002.

BEVERAGE EQUIPMENT SPECIALIST

By: _____
Steven J. Tucker
General Partner

By: _____
Allen L. Jones
General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Steven J. Tucker and Allen L. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the General Partners of BEVERAGE EQUIPMENT SPECIALIST, a Tennessee general partnership, the within named bargainor, as such General Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by themselves as General Partners of BEVERAGE EQUIPMENT SPECIALIST.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 26 day of April, 2002.

_____
Notary Public

My Commission Expires:
7-24-04

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being Lot No. 203 on the Map of Overhill City and W. H. Fox Subdivision of part of the Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for County.

Said Lot No. 203 fronts 50 feet on the easterly side of Dortch Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Beverage Equipment Specialist, a Tennessee General Partnership whose general partners are Steven J. Tucker and Allen L. Jones by deed from Danny C. Cox and wife, Annette Harris Cox and Marvin E. Neely and wife, Gail H. Neely, of record in Book 10809, page 827, said Register's Office.

This is not the usual place of residence of Steven J. Tucker and Allen L. Jones