[Address New Owner:	]Send Tax Bills to:	] Map-Parcel Numbers]
[TVS, Inc.	]	]
[George A. Volkert, President	]SAME	] 134, 108]
[Suite 1002, Fidelity Federal	]	] 134, 191]
[Bldg.]		]]
[Nashville, Tennessee 37219	]	]]
[	]	]]
[This instrument prepared by: Boult, Cummings, Conners & Berry,		]
[21st Floor, First American Center, Nashville, TN 37238		]

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Million Thirty Thousand ($1,030,000) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Commerce Union Bank (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said TVS, Inc. (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, 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. Real estate taxes for the current year which have been prorated between the parties.

2. Plan of South Perimeter Park of record in Book 5200, page 278, Register's Office for Davidson County, Tennessee, which is incorporated herein by this reference, shows an Owner's Certificate, various minimum building set-back lines, a proposed street, electrical, public utility, drainage and sanitary sewer easements, and a "permanent easement for a development sign", among other things.

3. Terms and conditions of Lease, dated October 1, 1971, between Ervin M. Entrekin, Trustee, as Lessor and Mid-American Hotels of Nashville, Inc.,

as Lessee of record in Book 4559, page 747, said Register's Office, as modified by instrument of record in Book 4719, page 10, dated August 23, 1973.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater, for this transfer is $1,030.00.

Affiant

[Subscribed and sworn to before me this 29th day of September, 1981.

Notary Public
My commission expires: January 22, 1984

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 successors and assigns, forever.

And Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of SEPTEMBER, 1981, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

COMMERCE UNION BANK

By _____ V.P.
Title

By _____
Title
SVP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 5801 PAGE 35

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Ronald G. Turner and R. Booth Chapman, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be a Vice President and Sr. Vice President of Commerce Union Bank respectively, the within named bargainor, a Tennessee corporation, and that they as such Vice President and Sr. Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such Vice President and Sr. Vice President.

Witness my hand and seal this 29 day of September, 1981.

Judy C Fisher
Notary Public

My Commission Expires: 10-18-81

EXHIBIT "A"

Legal Description

BOOK 5801 PAGE 36

Land in Davidson County, Tennessee, being Lots 3 and 4 on the Plan of South Perimeter Park, Section 1, of record in Book 5200, page 278, Register's Office for said County, and being Lots 1, 2, 6, 7, 8, 9, 10, 11, and 12 on the Plan of South Perimeter Park, Section 2, of record in Book 5200, page 365, said Register's Office, to which plans reference is here made for more complete descriptions.

Being a portion of the property conveyed to Commerce Union Bank by deed from Dovenmuehle, Inc., an Illinois corporation, of record in Book 5215, page 452, and by deed from First National Bank of Atlanta, of record in Book 5407, page 677, Register's Office for Davidson County, Tennessee.

IDENTIF. REFERENCE
SEP 29 4 13 PM '81
REGISTER
DAVIDSON COUNTY, TENN.
C61894
445 09/29 2690.50- CHECK

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5801 PAGE 37

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
	CO	1,630,000.00		
			2676.00 CO TX	
			.50 PRFEE	
			12.00 MORT	
			CHECK 2688.50-	
			0445AU9/29/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 6 1 8 9 4

IDENTIFICATION REFERENCE

SEP 29 4 13 PM '81

REGISTER
DAVIDSON CO., TENN.

No. 845850