7317 [illegible]

[Address New Owner:	]Send Tax Bills to:	] Map-Parcel Numbers]
[Volunteer Capital Corporation]		]
[P.O. Box 184	] same	] Map 160]
[Two Maryland Farms, Suite 100]		] Parcel 187]
[Brentwood, Tennessee 37027]		]]
[	]	]]
[	]	]]
[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 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 is hereby acknowledged, WOMCO, INC., a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said VOLUNTEER CAPITAL CORPORATION, a Tennessee corporation (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), said Property being more particularly described in Exhibit "A" which is attached hereto and incorporated herein by this reference.

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

1. Real estate taxes for 1981 which are not delinquent until March 1, 1982 and for which Grantee has received credit.

2. Real estate taxes for the current year which have been prorated between the parties.

3. Lack of direct access to controlled access Highway I-65, such rights having been conveyed to the State of Tennessee, by deed from Sarah H. McArthur, et al, of record in Book 3643, page 65, Register's Office for Davidson County, Tennessee.

4. All matters shown on the Plan of record in Book 5200, page 363, Register's Office for Davidson County, Tennessee.

5. Cross-Easement for Ingress and Egress and for Parking of record in Book 5796, page 67, Register's Office for Davidson County, Tennessee.

6. Title to that portion of the Property embraced within the right-of-way of Franklin Pike Circle.

7. Unrecorded telephone line easement as shown on the survey of Michael V. Holmes & Associates, Inc. dated December 9, 1981 and revised January 5, 1982

and as shown on the Plan of record in Book 5200, page 363, Register's Office for Davidson County, Tennessee (designated "to be removed" on both).

8. Easement for power service lines servicing Lot No. 3 McArthur Subdivision, of record in Book 5200, page 363, Register's Office for Davidson County, Tennessee, as shown on the survey of Michael V. Holmes & Associates, Inc. dated December 9, 1981, and revised January 5, 1982 and January 8, 1981, said Easement being of record in Book 5840, page 814, Register's Office for Davidson County, Tennessee.

9. Any and all zoning ordinances and building and subdivision regulations, if any, affecting the Property.

This is unimproved property on Franklin Pike Circle, Brentwood, Davidson County, Tennessee.

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 and Grantor's successors and assigns to warrant and forever defend the title to the said land to the said Grantee and Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 14th day of January, 1982, by its duly authorized officer.

WOMCO, INC.

By: _____
Henry R. Hillenmeyer
Executive Vice President

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater, for this
[transfer is $137,500.00.

VOLUNTEER CAPITAL CORPORATION

By: Eugene R. Clontz
Title: Eugene R. Clontz, Vice President

[Subscribed and sworn to before me this 14th day of January, 1982.

Catherine P. Collins
Notary Public
My commission expires: Comm. Expire: 7/21/84

CATHERINE P. COLLINS NOTARY PUBLIC STATE AT LARGE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Patrick L. Alexander, a Notary Public of the State and County aforesaid, personally appeared HENRY R. HILLENMEYER, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Executive Vice President of WOMCO, INC., the within named bargainor, a corporation, and that he as such Executive Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Executive Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 14th day of January, 1982.

RUSH

Patrick L. Alexander
Notary Public

My Commission Expires: 7/21/84

NOTARY PUBLIC AT LARGE STATE OF TENN.

G 7.5 3 4.4.

IDENTIF. REFERENCE

JAN 15 9 51 AM '82

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in the first civil district, Davidson County, Tennessee, being Lot #4 on the McArthur subdivision, recorded in Plat Book 5200, Page 363:

BEGINNING at an iron pin in concrete, said point being Southwest corner of Lot #4 and being on the East right of way of Franklin Pike Circle; thence with right of way North 27°05'00" East 134.00 feet to an iron pin; thence leaving said right of way South 62°55' East 187.25 feet to an iron pin in the West right of way of Interstate 65. Thence with right of way South 41° 42'29" West 81.47 feet to a concrete monument; thence South 71°10'10" 63.92 feet to a concrete monument; thence leaving Interstate 65 right of way North 67°16'17" West 122.58 feet with a fence line to the POINT OF BEGINNING, containing 0.49 acres.

Being the same property conveyed to WOMCO, Inc. by deed from Christina Norris, Clerk and Master of the Chancery Court at Nashville for Davidson County, Tennessee, of record in Book 5796, page 63, Registers Office for Davidson County, Tennessee.

himself

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5840 PAGE 983

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
			137500.00-	CO
			357.50	CO TX
			.50	PRFEE
			12.00	WDEED
				CHECK 370.00-
7317A01/15/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7.5.3 4.4.

IDENTIF. REFERENCE

JAN 15 9 51 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 862045