FROM: J. Brent Hurd, Trustee

TO: Dupont Associates, Ltd.
a Tennessee limited partnership

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:
Dupont Associates, Ltd.
713 West Main Street
Hendersonville, TN 37075

Send Tax Bills to:
Fidelity Federal Savings
and Loan Association
401 Union Street
Nashville, TN

Map-Parcel No.
43-10; 70
11D-56845

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,556,000.00.

Harry J. Hurd
Affiant

Subscribed and sworn to before me, this the 1st day of June, 1982.

Marilyn Yates
Notary Public

My Comm. Expires: 7/21/85

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, J. Brent Hurd, as Trustee, with full power to sell, mortgage, convey and assign without joinder of Beneficiary, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Dupont Associates, Ltd., a Tennessee limited partnership, hereinafter called the GRANTEE, its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

[See Exhibit A attached hereto and incorporated herein by reference as fully as if set forth verbatim].

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, its heirs, successors, and assigns, forever, and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as hereinafter set forth:

1. Metropolitan ad valorem taxes for 1982, which have been prorated as of the date hereof and assumed by the Grantee.

2. A deed of trust executed by Driver Investments, a partnership composed of Jack D. Driver, Curtis L. Ellis, Celia Driver Ellis, Kenneth Driver and the Driver Trust, to Vaden Lackey, Jr., Trustee, of record in Book 5178, page 109, said Register's Office, dated July 29, 1977, to secure to Fidelity Federal Savings & Loan Association of Nashville, Tennessee, an indebtedness in the original principal amount of Seven Hundred Thousand and no/100 Dollars ($700,000.00), and any other sums which may be and become payable under the terms thereof.

3. General Assignment of Present and Future Leases dated July 29, 1977, of record in Book 5178, page 114, said Register's Office.

4. Financing statement filed August 1, 1977, showing Driver Investments, a partnership as debtor and Fidelity Federal

Savings & Loan Association as secured party, No. E17607, of record in Book 5178, page 116, said Register's Office.

5. Deed of Trust executed by J. Brent Hurd, Trustee, with full power to sell, mortgage, lease, rent or convey without joinder of any beneficiary, to Don L. Smith, Trustee, of record in Book 5423, page 648, said Register's Office, dated December 31, 1976, to secure to Driver Investments an indebtedness in the original principal amount of Eight Hundred Fifty Thousand and no/100 Dollars ($850,000.00), and any other sums which may be and become payable under the terms thereof.

6. A Modification of Deed of Trust Note and Deed of Trust dated the 1 day of June, 1982, by and between J. Brent Hurd, Trustee, Don L. Smith, as Deed of Trust Trustee, and Driver Investments, of record in Book 5894, page 956, said Register's Office, which modification modifies the Deed of Trust of record in Book 5423, page 648, referenced hereinabove together with the note secured thereby.

I do further covenant to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under me as trustee. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, J. Brent Hurd, Trustee has executed this Special Warranty Deed, not in his personal capacity, but in his capacity as trustee only, and J. Brent Hurd has executed this Special Warranty Deed for the same foregoing purpose.

J. Brent Hurd, Trustee
J. Brent Hurd, Trustee

J. Brent Hurd
J. Brent Hurd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Marilyn Lytle, a Notary Public in and for said County and State, the within named J. Brent Hurd, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of June, 1982.

Marilyn Lytle
NOTARY PUBLIC

My Commission Expires: 7/21/85

EXHIBIT A

A tract of land in the 11th Civil District of Davidson County, Tennessee, described according to the survey of A & A Engineers, Inc., Job No. 2025-82, dated May 27, 1982, as follows:

BEGINNING at an iron pin in the northerly margin of DuPont Avenue at the common corner of property conveyed to the Nashville Housing Authority by deed of record in Book 4414, page 364, Register's Office for said County; and the herein described tract; thence leaving said Avenue with the line between said tracts North 4 deg. 48 min. East 480.67 feet to a point in the southerly line of the L. & H. Development Company property; thence with said Company's line South 87 deg. 51 min. East 336.65 feet to an iron pin; thence South 46 deg. 42 min. East 50.03 feet to an iron pin; thence South 1 deg. 59 min. West 300.00 feet to an iron pin; thence South 16 deg. 33 min. East 79.11 feet to an iron pin; thence South 4 deg. 48 min. West 92.00 feet to an iron pin in the northerly margin of DuPont Avenue; thence with said Avenue, North 85 deg. 12 min. West 419 feet to the point of beginning, containing 4.4 acres, more or less.

BEING the same property conveyed to J. Brent Hurd, with full power to sell, mortgage, lease, rent or convey any part or all without joinder of beneficiary, by deed from Driver Investments, a partnership, of record in Book 5423, page 645, Register's Office for Davidson County, Tennessee, as corrected by an Instrument of Correction of record in Book 5894, page 964, said Register's Office.

FILED
IDENTIF. REFERENCE
JUN 7 2 50 PM '82
FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TN
G 9 4 5 3 3

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

RECEIVED OF _____

FOR BOOK 5894 PAGE 962

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	1,556,000.00		
			4045.60	CO TX
			.50	MO TX
	VD		.50-	MO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	4055.10-
			12:58 06/07/62	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 4 5 3 3

IDENTIF. T REFERENCE

JUN 7 2 58 PM '62

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 885034