Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Harding-Antioch, Inc. c/o Southeast Venture Companies 301 S. Perimeter Park Drive Nashville, Tennessee 37211	Same	134-172
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219		

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 considerations, the receipt and sufficiency of all of which are hereby acknowledged, TVS, Inc., a Tennessee corporation (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Harding-Antioch, Inc., a Tennessee corporation (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being Lot 1 on the recorded Plan of Section 4, South Perimeter Park, of record in Book 5200, page 799, Register's Office for Davidson County, Tennessee (the "Property"), said Property being a portion of property conveyed to TVS, Inc. by deed from Commerce Union Bank of record in Book 5801, page 33, said Register's Office, and corrected in Book 5920, page 421, said Register's Office.

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $514,895.00.

Affiant

Subscribed and sworn to before me this 12th day of April, 1984.

Notary Public
My Commission Expires: 11-7-87

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

2. Declaration of Protective Covenants for Perimeter Park, of record in Book 5801, page 38, Register's Office for Davidson County, Tennessee, as corrected by instrument of record in Book 5920, page 427, said Register's Office.

3. Matters shown on the plat of record in Book 5200, page 799, said Register's Office.

This is unimproved property.

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 itself, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind itself, 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 it.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of April, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

TVS, INC.

By Lyle A. Volkert, Pres.

RUSH

I 2 3 4 4 5

IDENTIF. REFERENCE

MAY 21 1 42 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Andrea Banach, a Notary Public of the State and County aforesaid, personally appeared George A. Volkert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of TVS, INC., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 12th day of April, 1984.

Andrea Banach
Notary Public

My Commission Expires: 11-18-85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6296 PAGE 285

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
			514695.00- CAMT.	
			1338.74 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 1343.24-	
			8191405/21/84 CAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23445

IDENTIF. REFERENCE

MAY 21 1 42 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0037665