THIS INSTRUMENT PREPARED BY:
GRACEY, MADDIN, COWAN & BIRD
Attorneys at Law
300 James Robertson Parkway
Nashville, Tennessee 37201

FROM: Eugene John Heldman (GRANTOR)

TO: Bernard N. Muller, III (GRANTEE)

ADDRESS NEW OWNER:
Bernard N. Muller, III
535 Central Avenue
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Bernard N. Muller, III
5568 Trousdale Dr.
Brentwood, Tn. 37027

MAP-PARCEL NO: 119-09-290

Field Book: 06DA-17520

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

x Bernard N. Muller III
AFFIANT

Subscribed and sworn to before me, this the 30th day of August, 1985.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 4-19-89

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred, Sixty-Five Thousand and 00/100 Dollars ($165,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Eugene John Heldman, has bargained and sold, and by these presents does transfer and convey unto the said Bernard N. Muller, III, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract or parcel of land in Nashville Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lot 2 on the Plan of Grandview Heights and Thompson & Rings Subdivision of Edenwold Park as recorded in Book 4300, Page 37, Register's Office for Davidson County, Tennessee, said Plan of Resubdivision being of record in Book 6200, Page 300, said Register's Office, and more particularly described according to a survey by Barry Greer & Associates, dated September 27, 1984, as follows:

Beginning at an existing iron pin at the intersection of McClain Avenue and a 15' Alley being the southeast corner of said lot, thence N 86° 58' 47"W 157.89' to an iron pin; thence N 89° 18' 00"W 5.98' to an existing concrete monument; thence N 00° 41' 00"E 127.37'; thence S 89° 43' 23" E 156.84' to an iron pin in the westerly margin of said alley; thence with said alley S 00° 08' 36" E 134.97' to the point of beginning, containing 21,328 square feet, more or less.

Being part of the same property conveyed to Eugene John Heldman by Deed from L. P. Thweatt, Jr., of record in Book 5972, Page 228, Register's Office for Davidson County, Tennessee.

This is improved property, known as 535 Central Avenue, Nashville, Tennessee 37211.

This conveyance is expressly made subject to the following:

1. The lien for 1985 taxes which is not yet due and payable.

2. The Access Easement and Agreement to Maintain Access Easement from Eugene John Heldman to Ben and Betty Hirst d/b/a Maintenance Masters, Inc., of record in Book 6548, pages 649 through 658, said Register's Office. The Grantee hereby assumes the obligations of the said Ben and Betty Hirst d/b/a Maintenance Masters, Inc., pursuant to the provisions set forth in the instruments.

3. Any discrepancies, conflicts, encroachments or shortages in area and boundaries which a correct survey would show.

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, his successors and assigns, forever.

And Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple and has a good right to convey it.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Mary Sue Heldman, spouse of Grantor, joins in this transfer for the sole purpose of conveying all marital right, title and interest she may have in and to the property but not further or otherwise.

Witness our hands this 30th day of August 1985.

Eugene John Heldman
Eugene John Heldman

Mary Sue Heldman
Mary Sue Heldman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Caruthers, a Notary Public in and for said county and state, the within named Eugene John Heldman and wife, Mary Sue Heldman, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 1985.

Ruth Anne Caruthers
NOTARY PUBLIC

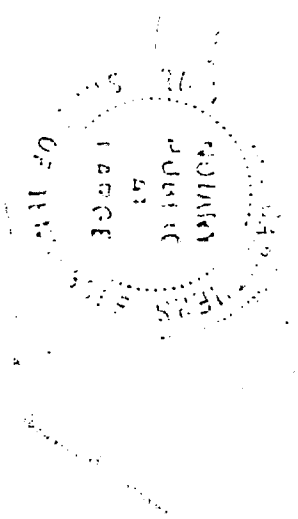
My Commission Expires: 4-19-87

3 4 5 1 3

IDENTIFICATION REFERENCE

SEP 6 2 32 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6649 PAGE 809

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			165000.00- CAMT.	
			429.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	438.50-
			4576A09/06/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34513

IDENTIFICATION REFERENCE

SEP 6 2 32 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 170366