Box 18

CDBBK00421 02/04/86

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

BOOK 6778 PAGE 753

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Germantown Trust Savings and Loan Association 7770 Poplar Avenue Germantown, TN 38138	Same	Part of 108-0-24

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, MILLER G. KIMBROUGH, JR., TRUSTEE with full power to mortgage, sell and encumber without the joinder of any beneficiary ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto GERMANTOWN TRUST SAVINGS AND LOAN ASSOCIATION, a Tennessee corporation ("Grantee"), it's successors, and assigns, that certain real property in Davidson County, State of Tennessee, described on the attached Exhibit "A". Said property is conveyed subject to the exceptions listed on the attached Exhibit "B".

TO HAVE AND TO HOLD the said real property with the appurtenances, and hereditaments thereto belonging or in anywise appertaining to Grantee, it's successors and assigns, forever. Grantor further covenants and binds himself, his heirs, representatives and successors to warrant specially and forever defend the title to the said real property to Grantee, it's successors and assigns against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on the attached Exhibit "B"), but not further or otherwise.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness Grantor's hand this 6th day of Feb., 1986.

Miller G. Kimbrough, Trustee

7.46 | 6

IDENTIFICATION REFERENCE

FEB 6 3 16 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Miller G. Kimbrough, Jr., Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of February, 1986.

Rebecca A. Gibbs
Notary Public

My Commission Expires:

My Commission Expires July 9, 1989

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property (whichever is greater) is $1,621,950.00.

X Miller G. Kimbrough, Trustee
Affiant

Sworn to and subscribed before me this 6th day of February, 1986.

Rebecca A. Gibbs
Notary Public

My Commission Expires:

My Commission Expires July 9, 1989

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 9 of the Metro Airport Center, Section 4, Phase 4, of record in Book 6250, page 778, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a part of the property conveyed to Miller G. Kimbrough, Jr., Trustee, with full power of record in Book 6260, page 436, Register's Office for said County.

EXHIBIT "B"

1. All taxes for the year 1986, a lien but not due and payable.

2. Restrictive Covenants contained in an instrument of record in Book 6477, page 870, Register's Office for Davidson County, Tennessee.

3. Those items shown on the plan of Metro Airport Center, Section 4, Phase 4, of record in Book 6250, page 778, said Register's Office.

4. Lack of direct access to I-40 from premises, such right having been conveyed to State of Tennessee, of record in Book 3282, page 351, said Register's Office.

5. Restrictive Covenants of record in Book 4339, page 881, Register's Office for Davidson County, Tennessee, which contains a clearance zone Federal Aviation Regulation, Part 77 5/1/65 (building height restriction).

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6778 PAGE 757

FOR _____

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.	1,621,950.00	4216.24 STTAX .00 12.00	

2856A02/CC/PC

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.4 6.1.6

IDENTIFICATION REFERENCE

FEB 6 3 16 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 217447