BOOK 5798 PAGE 821

FILE BOX 42

601 FOURTH AVENUE, SOUTH
NASHVILLE, TENNESSEE

CBRJR:jm
3-5-86

THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
WHITE & REASOR
3305 West End Avenue
Nashville, TN 37203

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
ROGER GERALD GROOMS, JR. 604 5th Avenue, South Nashville, TN 37203	AMERICAN GENERAL MORTGAGE P. O. Box 1375 Houston, TX 77210	Map 93-10 Parcel 381 FB# 13W-10355

SPECIAL WARRANTY DEED

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, the receipt and sufficiency of all of which are hereby acknowledged, DAVID W. TALLEY, TRUSTEE, for 601 Fourth Avenue, South Joint Venture, a Tennessee joint venture ("Grantor"), has bargained and sold, and by these presents does transfer, convey and specially warrant unto ROGER GERALD GROOMS, JR. ("Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described in Exhibit "A," which is attached hereto and incorporated herein by reference (the "Property).

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth in Exhibit "B," which is attached hereto and incorporated herein by reference. In this regard, Grantee has agreed to assume and comply with the terms and conditions of a certain indebtedness presently held by American General Mortgage, evidenced by a Deed of Trust Note, dated March 13, 1979, in the original principal amount of Two Hundred Twenty Thousand and No/100 ($220,000.00) Dollars, made by Grantor and the venturers of 601 Fourth Avenue, South, Joint Venture, payable to the order of Life and Casualty Insurance Company of Tennessee, secured by the Deed of Trust, Assignment of Lease, and Financing Statement listed in Exhibit "B", all in accordance with a separate Loan Assumption Agreement of even date herewith.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is]
[greater, for this transfer is $700,000.00]
[ ]
[AFFIANT]
[SUBSCRIBED and sworn to before me this 5th day of]
[March, 1986.]
[ ]
[NOTARY PUBLIC]
[MY COMMISSION EXPIRES:]

This is improved real property, known as 601 Fourth Avenue, South, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the 5th day of March, 1986.

GRANTOR:

DAVID W. TALLEY, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, CHARLES B. REESE, JR., a Notary Public in and for said County and State, the within named DAVID W. TALLEY, TRUSTEE, the 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 AND OFFICIAL SEAL at Nashville, Tennessee, this 5th day of March, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-27-86

EXHIBIT "A"

601 FOURTH AVENUE, SOUTH
NASHVILLE, TENNESSEE

LEGAL DESCRIPTION

A tract or parcel of land located in Nashville, Davidson County, Tennessee, formerly described as seven tracts or parcels of land (including Lots Number 38, and 39 on the plan of Barrow Grove Lots, as of record in Book "S," Pages 279, 319, 612 and 679 of the Register's Office for Davidson County, Tennessee; Lot Number 1 in the subdivision of the Andrew Gennette Property of South Cherry Street, now Fourth Avenue South; and certain adjoining property); which tract or parcel of land is described as a whole according to a survey by Barry Greer & Associates, dated September 7, 1978, as follows:

BEGINNING at an iron pin in the intersection of the southerly right-of-way line of Lea Avenue and the westerly right-of-way line of Fourth Avenue South; thence, with the westerly right-of-way line of Fourth Avenue South, South 24° 45' 00" East 328.12 feet to an iron pin; thence, leaving said westerly right-of-way line of Fourth Avenue South, South 65° 15' 35" West 165.00 feet to an iron pin set in the easterly line of City Alley Number 146; thence, with the said easterly line of City Alley Number 146, North 24° 38' 40" West 316.37 feet to a railroad spike set in the southerly right-of-way line of Lea Avenue; thence, with said southerly right-of-way line of Lea Avenue, North 61° 10' 15" East 164.84 feet to the point of beginning; containing 1.22 acres more or less.

BEING the same property conveyed by deed to David W. Talley, Trustee, from Davis H. Carr, Trustee, of record in Book 5335, Page 377, of the Register's Office for Davidson County, Tennessee.

1832.50- CHECK

EXHIBIT "B"

601 FOURTH AVENUE, SOUTH
NASHVILLE, TENNESSEE

PERMITTED EXCEPTIONS

1. 1986 Metropolitan Nashville and Davidson County, Tennessee, real property taxes, a lien, but not presently due and payable.

2. Rights of parties in possession of the Property.

3. Matters shown on a survey of the Property made by Barry Greer & Associates, dated September 7, 1978, drawing number 833, and any other facts which would be disclosed by a current survey of the Property.

4. Deed of Trust, executed by David W. Talley, Trustee, to Barrett B. Sutton, Trustee, as of record in Book 5404, Page 601, Register's Office for Davidson County, Tennessee, to secure to Life and Casualty Insurance Company of Tennessee, a Note dated March 13, 1979, in the original principal amount of $220,000.00, payable according to the terms and conditions therein.

5. Assignment of Lease, by and between David W. Talley, Trustee, and Life and Casualty Insurance Company of Tennessee, as of record in Book 5404, Page 619, Register's Office for Davidson County, Tennessee.

6. Form UCC-1 Financing Statement, filed under the Uniform Commercial Code, by and between David W. Talley, Trustee (Debtor), and Life and Casualty Insurance Company of Tennessee (Secured Party), as of record in Book 5404, Page 622, Register's Office for Davidson County, Tennessee.

7. Unrecorded Lease, dated December 14, 1971, by and between R. L. Parnell Company, as Lessor, and Tennessee Parts Warehouse, Inc., as Lessee, as amended by an Amendment of Lease, dated January 29, 1973, and a supplement dated July 26, 1973.

8. Assignment of Lease, dated July 1, 1982, by and between Auto Mart of Nashville, Tennessee, Inc., as Assignor, and Checker Auto Parts, Inc., as Assignee, as of record in Book 5941, Page 894, Register's Office for Davidson County, Tennessee.

9. Memorandum of Assignment of Lease and Agreement, dated as of February 4, 1985, by and between Checker Auto Parts, Inc., and The Southland Corporation, as of record in Book 6502, Page 804, Register's Office for Davidson County, Tennessee.

8 1 1 7 4
IDENTIFICATION REFERENCE
MAR 6 3 30 PM '86
FELIX Z. WILSHER REGISTER
DAVIDSON COUNTY, TN

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

BOOK 6798 PAGE 625

RECEIVED OF _____

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

700000.00- CAMT.
1820.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 1832.50-
0768A03/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8:11:74

IDENTIFICATION REFERENCE

MAR 6 3 30 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 225174