DP2:GSTBK00670 4/9/86

This Instrument Prepared By:
BASS, BERRY & SIMS (GST)
2700 First American Center
Nashville, Tennessee 37238

Box 18

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bill To:	Map Parcel Nos.
JBC Properties 149 Park South Court Nashville, TN 37217	Same	Map 106-14 Parcel(s) 173

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 which are hereby acknowledged, JOE M. RODGERS d/b/a MANAGEMENT INVESTMENT ASSOCIATES, a Tennessee sole proprietorship (herein referred to as "GRANTOR") has bargained and sold, and by these presents does transfer and convey unto JBC PROPERTIES, a Tennessee general partnership whose partners include William W. Johnson, Kenneth M. Bess and Thomas R. Cumming (collectively, if more than one, referred to herein as "GRANTEE"), its heirs, successors and assigns, a certain tract or parcel of land in the 6th Civil District of Davidson County, Tennessee, described as follows:

> BEING Lot 26 on the 2nd Revised Plat of Commercial Park South, of record in Book 4675, Page 111, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Management Investment Associates, a partnership, by deed of record in Book 4662, Page 481, said Register's Office, the entire interest in Management Investment Associates being acquired by Joe M. Rodgers, by instrument dated January 4, 1980, of record in Book 6093, Page 176, said Register's Office.

This is improved property, known as 149 Park South Court, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to GRANTEE, its heirs, successors and assigns, forever.

AND GRANTOR does covenant and bind itself and its successors and representatives to warrant and forever defend the title to the said land to GRANTEE, its heirs, successors and assigns against the lawful claims of all persons claiming through and under Grantor, but no further or otherwise.

When used herein, the singular shall include the plural, and vice versa, and the use of any gender shall include all other genders.

IN WITNESS WHEREOF, GRANTOR has executed this instrument, or has caused this instrument to be executed by its duly authorized officer, this 11th day of April, 1986.

GRANTOR:

JOE M. ROGERS d/b/a
MANAGEMENT INVESTMENT ASSOCIATES

By: _____
Joe M. Rodgers, Owner, by
W. Mark Gill, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $450,000.00. This is equal to or greater than the amount which the property would bring at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this 15th day of April, 1986.

_____
Notary Public

My Commission Expires:

5-13-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

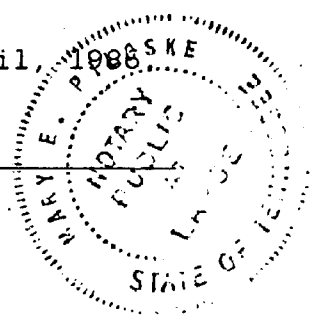
On this 11 day of April, 1986, before me personally appeared W. Mark Gill, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joe M. Rodgers and acknowledged that he executed the same as the free act and deed of said Joe M. Rodgers.

WITNESS my hand, at office, this 11 day of April, 1986.

Mary E. Pulaski
Notary Public

My Commission Expires:

3-8-89



92571

IDENTIFICATION REFERENCE

APR 17 4 07 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6832 PAGE 27

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

450000.00- CANT
1170.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1179.50-
4312A04/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92571

IDENTIFICATION REFERENCE

APR 17 4 07 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 238372