505 DONELSON PIKE
NASHVILLE, TENNESSEE

BOOK 6834 PAGE 32

CBRJR:jm
4-14-86

Address New Owner:	Send Tax Bills to:	Map-Parcel Nos.
DAVID F. BIBLE 501 Donelson Pike Nashville, TN 37214	SAME	Map 96-13 Parcel 146 FB# 3DZ-57455

This instrument prepared by: Charles B. Reasor, Jr.,
WHITE & REASOR, 3305 West End Avenue, Nashville, TN 37203

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, TENNESSEE PROPERTIES, LIMITED, a Tennessee limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer, convey and specially warrant unto DAVID F. BIBLE, a single person ("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.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

AFFIANT

[Subscribed and sworn to before me this 18th day of April, 1986.

NOTARY PUBLIC

[My Commission Expires: 7-22-86

This is improved property, known as 505 Donelson Pike, Nashville, Tennessee 37214.

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 herein.

Grantor further covenants and binds itself, its 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 Special Warranty Deed on this the 18th day of April, 1986.

GRANTOR

TENNESSEE PROPERTIES, LIMITED,
a Tennessee limited partnership

BY: GROUP REAL ESTATE INVESTMENTS, INC., General Partner

BY: Harold C. McClellan, Sec.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, CHARLES B. REASOR, JR., a Notary Public of the State and County aforesaid, personally appeared GLENDA C. McCLELLAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be SECRETARY of Group Real Estate Investments, Inc., a Tennessee corporation, and stated that she as SECRETARY, being authorized so to do, executed the foregoing instrument by signing the name of Corporation by herself as SECRETARY, in its capacity as General Partner for TENNESSEE PROPERTIES, LIMITED, the bargainor, a Tennessee limited partnership, and that the corporation as such General Partner, executed the same for the purposes therein contained, by signing the name of partnership by itself as General Partner.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this 18th day of APRIL, 1986.

Notary Public

My Commission Expires:
7-22-86

EXHIBIT "A"

LEGAL DESCRIPTION

BEING land in the 3rd, formerly 2nd Civil District of Davidson County, Tennessee, and described accordingly to an unrecorded survey made August 9, 1962, by Hickerson and Johnson, Engineers, as follows, to-wit:

BEGINNING at a point in the easterly margin of Donelson Pike, said point being 150 feet in a southerly direction along the easterly margin of Donelson Pike from the southeast corner of the intersection of Donelson Pike and Allen Road; thence leaving the easterly margin of Donelson Pike, South 79° 24' East 160 feet to a point; thence South 4° 07' East 53.1 feet to a point; thence South 84° 14' West 154.45 feet to a point in the easterly margin of Donelson Pike; thence North 4° 07' West 100 feet along the easterly margin of Donelson Pike, to the point of beginning.

BEING the same property conveyed to Tennessee Properties, Limited, by Deed from Marie Baker Tanner Gray, as of record in Book 6213, Page 38, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

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

2. Restrictive covenants contained in Deeds of record in Book 3250, Page 154, and Book 3429, Page 101, Register's Office for Davidson County, Tennessee.

3. Sanitary sewers and/or storm drainage easement and a ten (10) feet temporary construction easement conveyed by deed from Marie Baker Tanner and also executed by Marie Baker Gray to Metropolitan Nashville and Davidson County, Tennessee, dated May 31, 1978, as of record in Book 5312, Page 504, Register's Office for Davidson County, Tennessee.

4. Rights of parties in possession under unrecorded leases.

5. Easements, or claims of easements, not shown by the public records.

6. Rights-of-way, utility and drainage easements, and other easements serving the Property.

7. Encroachments, overlaps, boundary disputes, or other matters which would be disclosed by a current survey or inspection of the Property.

RUSH

93254

IDENTIFI REFERENCE

APR 21 2 36 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6834 PAGE 37

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
			125000.00-	CA 11.
			325.00	CSTAX
			.50	PRFEE
			15.00	TDEED
		VB	15.00-	TDEED
			15.00	WDEED
				CHECK 340.50-
5175A04/21/86			BAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93254

IDENTIFICATION REFERENCE

APR 21 2 27 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 239215