Box 141

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $65,000.00.

Jeffrey Mabry
Affiant

Subscribed and sworn to before me, this 21st day of May, 1986.

Julia C. Hunt
Notary Public

My Commission Expires: 11-12-89

031148

IDENTIFICATION

MAY 21 3 03 PM '86

FELIX [illegible]
DAVIDSON COUNTY, TN

Address New Owners As Follows:

C. Davis Bauman &
Larry A. Bauman
Suite 243
330 Church Street
Decatur, GA 30030

Send Tax Bills To:

SAME

Map-Parcel Numbers

Par
93-6-3-28
Is

SPECIAL WARRANTY DEED

KNOW ALL MEN by these presents that FIRST AMERICAN TRUST COMPANY, N.A., TRUSTEE OF THE TRUST UNDER THE WILL OF LEON B. MCQUIDDY, DECEASED, OF RECORD IN WILL BOOK 64, PAGE 351, OFFICE OF THE CLERK OF THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE, CATHERINE MILLER MCQUIDDY, surviving spouse of the said decedent and life beneficiary of said Trust, and DAVID LIPSCOMB COLLEGE, Nashville, Tennessee, remainderman of said Trust, hereinafter called the Grantors, 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 of which is hereby acknowledged, have bargained and sold and hereby convey unto C. DAVIS BAUMAN and LARRY A. BAUMAN, jointly as tenants in common, their heirs and assigns, all the Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Located in the City of Nashville, Davidson County, Tennessee, being an undivided one-seventh (1/7th) interest in and to the following parcel of land: A part of Lot No. 129, on the Original Plan of Nashville, not of record, described as follows:

Said part beginning on the Easterly margin of 7th Avenue, North, (formerly Vine Street) 126 feet Northerly from the Northerly margin of Broad Street, being the Northeast corner of said Avenue, and an alley 11 feet wide; thence with the Easterly margin of Avenue, Northerly 69 feet, more or less, to a stone; thence at right angles, Easterly 170 feet, more or less, to an alley; thence with said alley, Southerly 69 feet, more or less to the Northerly margin of the first mentioned alley; thence with said margin Westerly 170 feet more or less to the beginning.

There is included an equal interest in a certain Lease Agreement with McQuiddy Printing Company, a Tennessee corporation, covering said real estate.

Being a part of the same property conveyed by deed from Simon Lieberman and wife, Amelia Lieberman, to J. C. McQuiddy, of record in Book 564, page 290, in the Register's Office of Davidson County, Tennessee.

This conveyance is expressly made subject to the following:

1. Zoning ordinances affecting the subject property.
2. General utility, sewer and drainage easements of record serving the subject property.
3. A certain Lease Agreement with McQuiddy Printing Company, a Tennessee corporation.
4. State and County property taxes for 1986.

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging, to the said Grantees, their heirs and assigns, forever; and the Grantors do further covenant and bind themselves, their successors and assigns, to warrant and defend the title of said land only as to such title coming through or by them to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever; it being the intention of this deed to warrant only such title to the land herein conveyed as was received by the Grantors, and no more.

WITNESS our hands this 14th day of May, 1986.

FIRST AMERICAN TRUST COMPANY, N.A.,
TRUSTEE

By: _____
Sr. V.P. Title

_____
Catherine Miller McQuiddy

DAVID LIPSCOMB COLLEGE

By: _____ Title

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bob Andrews, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Sr. Vice President of First American Trust Company, N.A., Trustee, the within named bargainor, a corporation, and that he as such Sr. Vice President, executed the within instrument for the purposes therein contained by signing the name of the corporation by the said Bob Andrews as such Sr. Vice President

WITNESS my hand and official seal at Nashville, Tennessee, this the 20th day of May, 1986.

Kim Kisle
Notary Public

My Commission Expires: My Commission Expires Jan. 21, 1990

KIM KISLE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Catherine Miller McQuiddy, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 20th day of May, 1986.

Kim Kisle
Notary Public

My Commission Expires: My Commission Expires Jan. 21, 1990

KIM KISLE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas D. McClean, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Chairman of the Board of David Lipscomb College, the within named bargainor, and that he as such Chairman, executed the within instrument for the purposes therein contained by signing the name of the college by the said Thomas D. McClean as such Chairman.

WITNESS my hand and official seal at Nashville, Tennessee, this the 9th day of May, 1986.

Shirley Stansbury
Notary Public

My Commission Expires: My Commission Expires Nov. 12, 1989

SHIRLEY STANSBURY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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

RECEIVED OF _____

FOR _____

BOOK 6864 PAGE 232

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
			65000.00-	CAMT.
			169.00	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	178.50-
6846A05/21/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03146

IDENTIFICATION REFERENCE

MAY 21 3 08 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250610