Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Sam D. Hodges III, Trustee 323 Union St. Nashville, TN 37201	Sam D. Hodges III, Trustee 2 South Fourth St. Nashville, TN 37213	82 15 054 82 15 055
This instrument prepared by: Boult, Cummings, Conners & Berry (SDL) P.O. Box 198062, Nashville, Tennessee 37219		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, USM Corporation, a New Jersey corporation ("Grantor") has bargained and sold, and hereby transfers and conveys to Sam D. Hodges III, Trustee ("Grantee"), Grantee's sucessors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. The Plan of Dr. Jno. Shelby's 3rd Addition to Edgefield of record in Book 21, page 43, Register's Office for said county.

3. Lease dated September 10, 1984, by and between USM Corporation and Commerce Union Bank not of record.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

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

Executed this 16th day of June, 1986.

USM Corporation, a New Jersey corporation

By: _____

Title: VICE PRESIDENT

STATE OF CONNECTICUT
COUNTY OF HARTFORD

Before me, THEODORE A. LUTKUS, a Notary Public of the State and County aforesaid, personally appeared LEO J HINKLEY, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HIMSELF to be VICE PRESIDENT of USM Corporation, the within named bargainor, a corporation, and that HE as such VICE PRESIDENT, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by HIMSELF as VICE PRESIDENT

WITNESS my hand and seal, at office in FARMINGTON, CONNECTICUT, this 16th day of JUNE, 1986.

_____
Notary Public

My Commission Expires: MARCH 31, 1988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

_____
Affiant Sam D. Hodges III, Trustee

Subscribed and sworn to before me this 23rd day of June, 1986.

Notary Public _____
My Commission Expires: 1-10-89

This is commercial property, known as 2 South Fourth St.

EXHIBIT "A"

A tract of land in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, being part of Lots 128, 129, 130, 131, 132 and 133 on the Plan of Dr. Jno. Shelby's Third Addition to Edgefield, now East Nashville, as of record in Book 21, page 43, in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin set in the westerly right-of-way line of South Fourth Street, said iron pin being the northerly terminus of the northwesterly return at the intersection of Woodland Street and South Fourth Street; thence, in a southerly and westerly direction with a 20.00 foot radius curve to the right, 31.75 feet to a P.K. nail set in the northerly right-of-way line of Woodland Street, said curve having a chord bearing and distance of S 20° 15' 41" W 28.52 feet; thence, with the northerly line of Woodland Street, S 65° 44' 22" W 131.03 feet to an existing concrete monument in the easterly right-of-way line of Interstate Highway 65; thence, with the easterly line of Interstate Highway 65, N 25° 17' 00" W 297.87 feet to an existing concrete monument in the southerly right-of-way line of Main Street; thence, with the southerly line of Main Street, N 65° 32' 05" E 131.97 feet to an iron pin set; thence, with a 20 foot radius curve to the right, 31.15 feet to a P.K. nail set in the westerly right-of-way line of South Fourth Street, said curve having a chord bearing and distance of S 69° 50' 28" E 28.10 feet; thence, with the westerly line of South Fourth Street, S 25° 13' 00" E 258.33 feet to the point of beginning and containing 1.03 acres (45,002 sq. ft.), more or less.

Within the above described property is a 10 foot slope easement to the Dept. of Highways and Public Works State of Tennessee, said easement being 10 feet northerly and parallel to the northerly right-of-way line of Woodland Street.

A 16 foot public utilities easement to the Metropolitan Nashville and Davidson County, Tennessee, said easement being 139 feet northerly and parallel to the northerly right-of-way line of Woodland Street, said easement being an alley abandoned by Metropolitan County Council Bill 64-293.

Being part of the same property conveyed to United Shoe Machinery Corporation by Warranty Deeds of record in Book 1557, page 235 and Book 3763, page 267; also by a Quitclaim Deed of record in Book 3180, page 234, Register's Office for Davidson County, Tennessee.

1 3 3 2 9
IDENTIFICATION REFERENCE
JUN 23 3 06 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 6894 PAGE 946

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

500000.00- CONT.
1300.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1309.50-
8799A06/23/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 3 3 2 9.

IDENTIF. REFERENCE

JUN 23 3 06 PM '86

FELIX Z. WILSON II
DAVIDSON COUNTY REGISTER
NASHVILLE, TN

No. 262310