B0442

BOOK 6903 PAGE 545

DONELSON PIKE SHOPPING CENTER
NASHVILLE, TENNESSEE

THIS INSTRUMENT PREPARED BY:
JOHN M. BAIRD
WHITE & REASOR
3305 West End Avenue
Nashville, TN 37203

JMB/jm
6-20-86

Address New Owners:	Send Tax Bills to:	Map-Parcel No.
LANCE DOUGLAS -and- ED DAVIS 509 DONELSON NASHVILLE, TN 37214	Same	96-13-147

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 LANCE DOUGLAS and ED DAVIS ("Grantees"), Grantees' 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 $360,000.00.

X _____
AFFIANT

Subscribed and sworn to before me this 30th day of June, 1986.

_____
NOTARY PUBLIC

My Commission Expires: 5-13-90

This is improved real property, known as Donelson Pike Shopping Center, Nashville, Tennessee.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JUN 30 3 12 PM '86

IDENTIFICATION REFERENCE

158.57

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

Grantor does covenant with Grantees 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 itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantees, Grantees' 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 30th day of June, 1986.

GRANTOR

TENNESSEE PROPERTIES, LIMITED, a Tennessee limited partnership,

BY: GROUP REAL ESTATE INVESTMENTS, INC., a Tennessee corporation, General Partner

BY: x William M. Head

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, John M. Baird, a Notary Public of the State and County aforesaid, personally appeared William M. Head, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Group Real Estate Investments, Inc., a Tennessee corporation, and stated that he as Authorized Agent, being authorized so to do, executed the foregoing instrument by signing the name of the corporation by himself as Authorized Agent, 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 the partnership by itself as General Partner.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this 30th day of June, 1986.

Notary Public

My Commission Expires:
5-13-90

EXHIBIT "A"

DONELSON PIKE SHOPPING CENTER
NASHVILLE, TENNESSEE

LEGAL DESCRIPTION

BEING land in the Third, formerly the Second, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the East margin of the relocated Donelson Pike 250 feet South of Allen Road and fronting 100 feet on the East side of the relocated Donelson Pike and running back between parallel lines 200 feet to a line in the rear measuring 100 feet thereon.

BEING the same property conveyed to Tennessee Properties, Limited, a Tennessee limited partnership by deed from Freeman & Hurd, a partnership consisting of William C. Freeman and J. Brent Hurd, of record in Book 6903, Page 542, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Donelson Pike Shopping Center
Nashville, Tennessee

PERMITTED EXCEPTIONS

1. Rights or claims of parties in possession not shown by the public records.

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

3. 1986 Metropolitan Nashville and Davidson County, Tennessee real property taxes.

4. Deed of Trust executed by Freeman & Hurd, a partnership, to William E. Martin, Trustee, of record in Book 5234, page 53, Register's Office for Davidson County, Tennessee.

5. Assignment of Rents by and between Freeman & Hurd, a partnership, and Paris Federal Savings & Loan Association, of record in Book 5234, page 58, Register's Office for Davidson County, Tennessee.

6. Financing Statement filed under the Uniform Commercial Code by and between J. Brent Hurd, William C. Freeman, Freeman & Hurd, a partnership (Debtors) and Paris Federal Savings & Loan Association (Secured Party) filed under reference number E43525 in Book 5237, page 370, Register's Office for Davidson County, Tennessee.

7. Agreement for sanitary sewers and/or storm drainage easement, of record in Book 5282, page 157, Register's Office for Davidson County, Tennessee.

8. Restrictions and setback lines established by instrument of record in Book 3159, page 387, Register's Office for Davidson County, Tennessee.

9. Restrictions filed June 30, 1961, in Book 3250, page 180, and amended by instrument filed September 22, 1961 in Book 3281, page 610, and restrictions filed November 15, 1961 in Book 3310, page 258, Register's Office for Davidson County, Tennessee.

10. Restrictions contained in the Deed from Carson C. Driver, Jr. and wife, Doris B. Driver to Freeman & Hurd, a partnership, of record in Book 5219, page 143, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6903 PAGE 549

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

3600[illegible].00- CANT.
936.00 CSTMX
.50 RPFE
12.00 MORT
CHECK 348.50-
1759A06/30/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1585 %

IDENTIFICATION REFERENCE

JUN 30 3 12 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 265203