THIS INSTRUMENT PREPARED BY:
JOHN L. VAN CLEAVE
18th Floor, First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED BOOK 6934 PAGE 114

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STURGEON & WHITFIELD PARTNERSHIP c/o Coldwell Banker Commercial Real Estate Services 1500 Third National Financial Center 424 Church Street Nashville, Tennessee 37219	SAME	Map: 95-4 Par.: 4

26430

IDENTIFICATION REFERENCE

JUL 30 2 14 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

$805.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The acutal consideration or value, whichever is greater, for this transfer is $402,000.00

SUBSCRIBED AND SWORN to before me this 30th day of July 1986.

Notary Public

My Commission Expires:
10/12/86

FOR AND IN CONSIDERATION of the sum of Four Hundred Two Thousand Dollars ($402,000.00), cash in hand paid, the receipt of which is hereby acknowledged, FIRST TENNESSEE BANK, NATIONAL ASSOCIATION, (formerly The First National Bank of Memphis, Tennessee), Trustee and as Agent under Agreement with the Pear Family, hereinafter "GRANTOR", has this day bargained and sold and does hereby transfer and convey unto STURGEON & WHITFIELD PARTNERSHIP, a Tennessee general partnership composed of Gregory W. Sturgeon and H. Leland Whitfield, III, hereinafter "GRANTEE", its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being a Parcel of land lying in Davidson County, Tennessee and being Lots 5, 6 and 7 of Bainbridge and Satterfield Subdivision of part of the Nichol Place as of record in book 547, page 132, Register's office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin corner common with Luther Eakes in the north right-of-way line of Lebanon Road, said pin being located westerly 132.6 feet from the center line of McGavock Pike;

Thence with the north right-of-way line of Lebanon Road, south 79 degrees 51 minutes 26 seconds west, 165.67 feet to an iron pin corner common with George Durnin;

Thence with Durnin, North 05 degrees 37 minutes 19 seconds east, 195.39 feet to an iron pin corner common with Durnin in the south line of Luther Eakes;

Thence with Eakes, south 85 degrees 04 minutes 00 seconds east, 159.45 feet to an iron pin corner common with Luther Eakes in the east line of Eakes;

Thence with Eakes, South 05 degrees 37 minutes 19 seconds west, 152.30 feet to the point of beginning.

Containing 0.64 acres, more or less.

Being part of the same property conveyed to The First National Bank of Memphis, Tennessee, Trustee, by deed from Aetna Realty Company, Inc., of record in Book 4062, page 626, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

(1) Taxes for 1986, a lien, but not yet due and payable.

(2) Sanitary sewers and/or storm drainage easement granted to Metropolitan Government of Nashville, Davidson County, Tennessee, of record in Book 4292, page 63, Register's Office for Davidson County, Tennessee.

This improved property known as 2416-2426 Lebanon Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns, forever.

And GRANTOR covenants with the GRANTEE that GRANTOR is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is free from all encumbrances made or suffered by GRANTOR, except to the extent otherwise set forth herein.

And GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns against the lawful claims of all persons claiming by, through, or under GRANTOR.

GRANTOR warrants, covenants and conveys in its fiduciary capacity only and not individually. All rights, obligations, covenants and warranties of GRANTOR and GRANTEE under that certain Contract For Sale of Real Estate dated May 27, 1986 and Addenda thereto shall survive the closing of this conveyance and are hereby incorporated herein by reference.

IN WITNESS WHEREOF, the GRANTOR has caused this Deed to be executed this 28th day of July, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer on said day and date.

GRANTOR:

FIRST TENNESSEE BANK, National Association, Trustee and Agent under Agreement with the Pear Family

By: A. G. Paine

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, a Notary Public of the State and County aforesaid, personally appeared A. G. Paine, 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 FIRST TENNESSEE BANK, NATIONAL ASSOCIATION, the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and official seal at Memphis, Tennessee this 28th day of July, 1986.

Barbara Clark

Notary Public

My Commission Expires:

Feb. 21, 1988

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

RECEIVED OF _____

FOR _____

BOOK 6934 PAGE 116

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

4020[illegible] 0- CNTY
1125.60 CSTAX
.50 PRFE
6.00 MISC
CHECK 1132.10-
4105A07/30/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26430

IDENTIFICATION REFERENCE

JUL 30 2 14 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 277339