ajm318:08/14/86

32391

BOOK 6951 PAGE 340

IDENTIFICATION REFERENCE

FROM: Rodgers Construction, Inc. of
Nashville, Tennessee
616 Marriott Drive
Nashville, Tennessee 37210

AUG 15 3 25 PM '86
DAVIDSON COUNTY, TN

Instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Plac
Nashville, Tennessee 37239

TO: Alman Construction Company
125 Park South Court
Nashville, Tennessee 37210

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel No.
Alman Construction Company 125 Park South Court Nashville, Tennessee 37210	Same	Map 106-14 Parcel 174

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

Subscribed and sworn to before me, this the 15 day of August, 1986.

Notary Public

My Comm. Expires: 10-19-86

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Rodgers Construction, Inc. of Nashville, Tennessee, a Tennessee corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Alman Construction Company, a Tennessee corporation, hereinafter called the GRANTEE, its sucessors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

[SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF SET FORTH VERBATIM]

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR, with regard to matters arising subsequent to GRANTOR'S acquisition of the property, does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set out in Exhibit B attached hereto and incorporated herein by reference; and GRANTOR does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and GRANTEE'S successors and assigns, against the lawful claims of all persons claiming by, through, or under GRANTOR. GRANTOR specifically does not make any warranties whatsoever with regard to matters arising prior to GRANTOR'S acquisition of the property.

GRANTOR also quitclaims, transfers, and conveys to GRANTEE all GRANTOR's right, title, and interest in and to that certain easement more particularly described in Exhibit C attached hereto and incorporated herein by reference. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has caused this document to be executed this 15th day of August, 1986.

RODGERS CONSTRUCTION, INC. OF NASHVILLE, TENNESSEE, a Tennessee corporation

BY: Gerald H. Johnson

TITLE: Secretary

"GRANTOR"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Angela J Murphy, a Notary Public in and for the County and State aforesaid, personally appeared Gerald H. Johnson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Sec of Rodgers Construction, Inc. of Nashville, Tennessee, the within named bargainor, a corporation, and that he as such Sec, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary.

Witness my hand and seal, at office in Nashville Tennessee, this the 15 day of August, 1986.

Angela J Murphy
NOTARY PUBLIC

My Commission Expires: 10-19-86

EXHIBIT A

DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 27 on the 2nd Revised Plan of Commercial Park South, as of record in Book 4675, page 111, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joe M. Rodgers & Associates, Inc., by deed from Management Investment Associates, a partnership composed of John C. Jenkins, Jr., J. L. Cargile, Joe M. Rodgers, and Al C. Mifflin, III, of record in Book 5062, page 108, Register's Office for Davidson County, Tennessee, and the said Joe M. Rodgers & Associates having since changed its name to Rodgers Construction, Inc. of Nashville, Tennessee, by instrument of record in Book 5513, page 173, said Register's Office.

1. 1986 Metropolitan Government taxes - a lien but not yet due and payable. (Field Book No. 6DA 08443, Map 106-14, Parcel 174).

2. Sanitary sewers and storm drainage easement and a 10-foot temporary construction easement conveyed by deed from Louis P. Young and W. P. Tucker to Metropolitan Government of Nashville and Davidson County, Tennessee, dated July 2, 1968, of record in Book 4260, page 652, Register's Office for Davidson County, Tennessee.

3. Sanitary sewers and storm drainage easement and a 10-foot temporary construction easement conveyed by deed from Kenneth K. Campbell and Mrs. Kenneth K. Campbell to Metropolitan Government of Nashville and Davidson County, Tennessee, dated June 3, 1968, of record in Book 4246, page 170, said Register's Office.

4. All matters as shown on the Plan of record in Book 4675, page 111, said Register's Office, including an owner's certificate, a 15-foot minimum building setback line from Park South Court, a 20-foot easement for drainage purposes along the southwesterly rear line of said lot, and a note on the plat which states, "each and every lot to be served by sanitary sewers".

5. Rights of parties in possession.

EXHIBIT C

A one foot easement for the existence, maintenance, and repairs of gutters and downspouts, across, over, and upon that certain real property, the perimeter of which is more particularly described as follows:

Beginning at an iron pin on the southerly margin of Park South Court said iron pin being the northeasterly corner of Lot No. 27 on the second revised plat of Commercial Park, evidenced in Plat Book 4675, Page 111, R.O.D.C., Tennessee, said iron pin being a common corner between Lot 26 & 27 and being 921.53' southeasterly from the southerly terminus of the southwesterly return from Lyle Lane (as measured along said margin of Park South Court).

Thence with said margin S 78° 55' 05" E, 1.0' to a point;
Thence, leaving said margin severing Lot 26 of aforesaid commercial park, S 15° 04' 49" W, 156.77' to a point;
Thence, N 74° 55' 11" W., 1.0' to a point on common line between Lot 26 & 27;
Thence, with the same N 15° 04' 49" E, 156.7' to point of beginning and containing 157 square feet more or less.

Being a portion of Lot No. 26 on the second revised plat of Commercial Park South and being a portion of the property conveyed to Management Investment Associates evidenced in Deed Book 4662, Page 481, R.O.D.C. Tennessee, and being the easement granted Joe M. Rodgers and Associates, Inc. by instrument of record in Book 5160, page 709, R.O.D.C.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6951 PAGE 345

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
			1800[illegible] 0- CAPT.	
			504.00 CSTAX	
			.50 PRFEE	
			15.00 WDFEE	
			CHECK	519.50-
			0955A08/15/86 CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

323911

IDENTIFICATION REFERENCE

AUG 15 3 29 PM '86

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 284022