This instrument prepared by:
H. Buckley Cole, Esq.
Waller Lansden Dortch & Davis
2100 One Commerce Place
Nashville, TN 37219

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GENERAL WARRANTY DEED

Name & Address of Property Owner:	Name & Address of Mortgagee:	Map-Parcel Numbers:
Commerce Union Bank, Nashville, Tennessee ATTN: Properties Manager 800 Main Street Nashville, Tennessee 37206	NONE	Map #96-13 Parcels 171 and 150 3 D Z 8550 3 D Z 74550

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which are hereby acknowledged, THOMAS NELSON, INC., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto COMMERCE UNION BANK, NASHVILLE, TENNESSEE, hereinafter called the Grantee, its successors and assigns, a certain parcel of land in Davidson County, State of Tennessee, as specifically described as Tract 1 and Tract 2 on Schedule A attached hereto and made a part hereof (herein, collectively, the "Property"). Tract 1 is improved property located at 518 Elm Hill Pike. Tract 2 is located at the southeast corner of the intersection of Elm Hill Pike and Nelson Place.

Grantor, its successors and assigns, hereby reserves the right to approve the location and external architectural design of any building constructed by Grantee, its successors and assigns, on the Property which consent shall not be unreasonably withheld.

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 for itself and its successors, does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as follows:

1. Taxes for the year 1986, which have been prorated between the parties as of the date hereof and are assumed by Grantee.

2. Right of Davidson County Highway Department (now Metropolitan Government of Nashville and Davidson County) to cut the slope on Elm Hill Pike to extend beyond the right-of-way, of record in Book 3975, page 427, Book 3975, page 431, and Book 4085, page 483, Register's Office for Davidson County, Tennessee.

3. Matters appear on the Boundary Survey of Thomas Nelson, Inc. Property prepared by A & A Engineers, Inc., Surveyor, dated July 31, 1986.

4. Any existing leases, utilities and easements not of record, including, without limitation, an unrecorded lease between Grantor and The Firestone Tire & Rubber Company (The Fidesta Division) dated March 12, 1984, as amended.

5. Reservation of certain rights set forth herein.

And it 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 whomsoever, other than claims arising out of matters set forth above.

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WITNESS its hand as of the 26th day of August, 1986.

THOMAS NELSON, INC.

Robert J. Niebel Sr.

By: Robert J. Niebel, Sr.
Title: Executive Vice-President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $800,000.00.

Robert J. Niebel V.P.
Commerce/Union Bank
Property Manager

Subscribed and sworn to before me, this the 29th day of August, 1986.

Amelia McBride
NOTARY PUBLIC

My commission expires: 9-9-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Amelia Warren of the state and county aforesaid, personally appeared Robert J. Niebel, Sr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Ex. Vice-President of the Thomas Nelson, Inc.; the within named bargainor, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Executive Vice-President

Witness my hand and seal, at office in Nashville, Tennessee this 26th day of August, 1986.

Amelia Warren
NOTARY PUBLIC

My commission expires: 11/12/89

RUSH

IDENTIFICATION REFERENCE

Aug 29 2 46 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

36897

SCHEDULE A

TRACT 1

Land in Davidson County, Tennessee, located in the southwest quadrant of Donelson Pike and Elm Hill Pike described according to an unrecorded Boundary Survey made by A & A Engineers, Inc., dated July 31, 1986, and more particularly described as follows:

Beginning at an iron pin located in the westerly margin of Donelson Pike, said pin being 255.32 feet south of the centerline of Elm Hill Pike; thence N 86° 40' W 175.0 feet to a point; thence N 5° 21' W 230.96 feet to a point in the southerly R.O.W. margin of Elm Hill Pike; thence with said R.O.W. S 81° 34' E 119.40 feet to a point, the beginning of a curve to the right, said curve having a radius of 75.0 feet and an interior angle of 74° 40' and a length of 97.74 feet; thence with said curve 97.74 feet to an iron pin, the beginning of a curve to the left, said curve having a radius of 3439.40 feet and an interior angle of 2° 38' and a length of 158.12 feet; thence with said curve 158.12 feet to the point of beginning, containing 0.87 acres, more or less.

Being the same property conveyed to Grantor by special warranty deed from Union Oil Company of California of record in Deed Book 6011, page 183, in the Register's Office for Davidson County, Tennessee.

TRACT 2

Land in Davidson County, Tennessee, located in the southeast quadrant of Elm Hill Pike and Nelson Place described according to an unrecorded Boundary Survey made by A & A Engineers, Inc., dated July 31, 1986, and more particularly described as follows:

Beginning at a point in the eastern R.O.W. margin of Nelson Place, said point being 287.63 feet south of the centerline of Elm Hill Pike; thence with R.O.W. of Nelson Place N 1° 31' 30" E 127.50 feet to a point, the beginning of a curve to the right, said curve having a radius of 599.94 feet, an interior angle of 8° 57' 55" and a length of 93.88 feet; thence with said curve 93.88 feet to a point; thence N 10° 29' 27" E 2.17 feet to a point, the beginning of a curve to the right, said curve having a radius of 25.0 feet, a length of 38.34 feet and an interior angle of 87° 51' 48"; thence with said curve 38.34 feet to a point; thence S 81° 34' E 142.85 feet to a point; thence S 5° 21' E 230.96 feet to a point; thence N 87° 46' 30" W 205.0 feet to the point of beginning, containing 1.03 acres, more or less.

Being the same property conveyed to Grantor by warranty deed from Wiggins Associates of record in Deed Book 5114, page 145, in the Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

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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

80000.00- CAMT
2240.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 2249.50-
6189A08/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36897

IDENTIFI REFERENCE

AUG 29 2 46 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 289068