Address New Owner:	Map-Parcel Numbers:
Sunbelt Warehousing Company Suite 1300 One Commerce Square Memphis, Tennessee 38103-2555 Attn: John H. Harris, Jr.	175-148
Send Tax Bills To:	**Address of Mortgagee:**
Same as Owner	National Bank of Commerce, Memphis, Tennessee One Commerce Square Memphis, Tennessee 38103

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Jackson Business Park Associates, a Tennessee joint venture composed of W. Owen Ferrell, Union Financial Corporation and Southeast Venture Companies (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the Sunbelt Warehousing Company, a Tennessee general partnership, composed of William W. McCrary, III, Miller J. Mathews, Jr., Harry J. Phillips, Jr., John H. Harris, Jr., Harry J. Phillips and Lewis K. McKee, Jr. (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by this reference (the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 208,400.00 .

William W. McCrary III
Affiant

Subscribed and sworn to before me this 3rd day of October, 1986.

Sandra H. Ragland
Notary Public
My Commission Expires: 1-21-90

SANDRA H. RAGLAND NOTARY PUBLIC AT LARGE TENNESSEE

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.

2. Declaration of Protective Covenant contained in instrument of record in Book 6060, page 449, Register's Office for Davidson County, Tennessee.

3. Deed of Easement to the Metropolitan Government of Nashville and Davidson County, of record in Book 6109, page 330, Register's Office for Davidson County, Tennessee.

4. Plan of record in Book 6200, page 457, Register's Office for Davidson County, Tennessee, which shows a 35-foot public utility and drainage easement along the north line and a 10-foot public utility and drainage easement along the east, west and south lines.

This is unimproved property, known as Lot 8 of Jackson Business Park.

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, Grantee's successors and assigns, forever.

And Grantor 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 forth hereinabove.

And Grantor does further covenant and bind itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 1st day of October, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JACKSON BUSINESS PARK ASSOCIATES

By: W. Owen Ferrell
W. Owen Ferrell

By: Union Financial Corporation

By: J. Jay Peeler III
Title: Executive Vice Pres.

By: Southeast Venture Companies

By: Donald K. Farrell, Jr.
Title: V-Pres & Asst. Treas.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared W. Owen Ferrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of JACKSON BUSINESS PARK ASSOCIATES, the within named bargainor, a Tennessee joint venture, and that he as such joint venturer, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as joint venturer.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 31st day of October, 1986.

James A. Hyneman
Notary Public
My Commission Expires: 1/21/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Wilma Sue Hudgens, a Notary Public of the State and County aforesaid, personally appeared J. Jay Peeler, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executive Vice Pres. of Union Financial Corporation, a corporation, and that said corporation is a joint venturer of JACKSON BUSINESS PARK ASSOCIATES, the within named bargainor, a Tennessee joint venture, and that he as such Executive Vice Pres., executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as a joint venturer, by himself as Executive Vice President.

WITNESS my hand and official seal this 30th day of September, 1986.

Wilma Sue Hudgens
Notary Public
My Commission Expires: 6-26-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6999 PAGE 741

Before me, Sandra H. Ragland, a Notary Public of the State and County aforesaid, personally appeared Joseph V Ferrelli, 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 & General Manager of Southeast Venture Companies, a corporation, and that said corporation is a joint venturer of JACKSON BUSINESS PARK ASSOCIATES, the within named bargainor, a Tennessee joint venture, and that he as such Vice President & General Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as a joint venturer, by himself as Vice-President & General Manager.

WITNESS my hand and official seal this 1st day of October, 1986.

Sandra H Ragland
Notary Public
My Commission Expires: 1-21-90

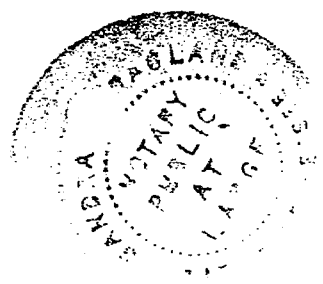


EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Jackson Business Park, Lot 8, of record in Book 6200, page 457, Register's Office for said County, to which plan reference is hereby made for a more particular description.

Being part of the same property conveyed to Jackson Business Park Associates, a Tennessee joint venture among W. Owen Ferrell, Union Financial Corporation and Southeast Venture Companies, by deed from W. Owen Ferrell and wife, Ruth Jackson Ferrell a/k/a Mary Ruth Jackson Ferrell, of record in Book 6089, page 612, Register's Office for Davidson County, Tennessee.

4 9 3 3 1

IDENTIFICATION REFERENCE

Oct 3 1 52 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 6999 PAGE 743

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

208400.00- CAMT.
583.52 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 599.02-
0171A10/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49331

IDENTIFICATION REFERENCE

OCT 3 1 52 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 302794