BOOK 7037 PAGE 685

Address New Owner:	Map-Parcel Numbers:
Investment Building Group 1100 Kermit Drive Suite 100 Nashville, TN 37217	Part of Parcel 142-7-20
Send Tax Bills To:	**Address of Mortgagee:**
Investment Building Group 1100 Kermit Drive Suite 100 Nashville, TN 37217	Security Federal Savings & Loan of Nashville 4235 Hillsboro Road Nashville, TN 37215

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

SPECIAL 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, Marshall I. Karr (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Investment Building Group, a Tennessee general partnership, composed of Harry G. Hemmerly, Calvin C. Tate and James T. McLean (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 reference (the "Property").

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.

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DAVIDSON COUNTY, TENN. REGISTER'S FEE

TOGETHER REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

H. S. [illegible]
Affiant

Subscribed and sworn to before me this 7th day of November, 1986.

Patricia K. Carpenter
Notary Public
My Commission Expires: 11-1-87

11/12-1255.55- CHECK

2. Restrictive covenants contained in instrument of record in Book 6519, page 458, and amended in Book 6529, page 560, Register's Office for Davidson County, Tennessee, and further amended by instrument of record in Book ____, page ___, said Register's Office.

3. Agreement regarding an Electrical Permit for electrical service for a detached structure, dated May 9, 1985, of record in Book 6552, page 617, said Register's Office.

4. Subject to the terms and requirements of the Belle Estates Planned Unit Development Overlay District as enacted by Zoning Ordinance No. 80-230.

This is unimproved property.

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 covenants with the Grantee that the Property is free from all encumbrances made or suffered by him, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind himself, to warrant and forever defend the title to the said land to the said Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under him.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7th day of November, 1986.

Marshall I. Karr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marshall I, Karr, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville Tennessee this 7th day of November 1986.

Patricia A. Carpenter
Notary Public
My Commission Expires: 11-1-87

EXHIBIT A

Being a parcel of land located in the Second Civil District of Nashville, Davidson County, Tennessee on the southeast side of Old Harding Pike (having a 60 foot right-of-way), between Hicks Road and Colice-Jeanne Road, and being described according to a survey dated September 18, 1986, by Wamble & Associates, Job No. 30-0886, as follows, to wit:

Beginning at an existing iron pin in the southeast right-of-way line of Old Harding Pike and in the northwest corner of Willow Pointe Phase One of record in Plat Book 6250, page 586, R.O.D.C., Tennessee; runs, thence along the west property line of said Willow Pointe tract,

South 12 degrees 34 minutes 19 seconds East 592.00 feet to a point;

Thence, North 87 degrees 34 minutes 19 seconds West 123.00 feet to a point;

Thence, North 32 degrees 34 minutes 19 seconds West 26.50 feet to a point;

Thence, North 71 degrees 34 minutes 19 seconds West 275.00 feet to a point;

Thence, North 36 degrees 35 minutes 11 seconds West 243.43 feet to a point in the southeast right-of-way line of Old Harding Pike;

Thence, along said right-of-way line as follows:

Along a circular curve curving to the right with the following parameter: Delta equal 04 degrees 32 minutes 28 seconds, radius equal 2,848.50 feet, tangent equal 112.94 feet, length equal 225.76 feet, chord bearing of North 55 degrees 41 minutes 06 seconds East, with a curve length of 225.76 feet to a point;

Thence, North 57 degrees 57 minutes 17 seconds East 167.79 feet to a point;

Thence, along a circular curve curving to the right with the following parameters: Delta equals 1 degree 57 minutes 10 seconds, radius equals 2,933.98 feet, tangent equals 50.00 feet; chord bearing of North 58 degrees 55 minutes 52 seconds East, with a curve length of 100.00 feet to the point of beginning;

Containing 173,147 square feet, or 3.97 acres, more or less.

Being a portion of the same property conveyed to Marshall I. Karr from Fala-Karr Joint Venture as of record in Deed Book 6783, page 289, R.O.D.C., 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

450000.00- CAMT.
1260.00 CSTAX
.50 PRFEE
9.00 WDED
CHECK 1269.50-
496CA11/12/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62368

IDENTIFT REFERENCE

Nov 12 9 55 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 10965