KAB802:12/09/86 BOOK 7068 PAGE 265 KAB

FROM: Commerce Union Bank, Trustee under the will of Cleary Gilmore
TO: Douglas M. McMillan, Trustee for Lenox West Associates, Limited

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner:	Mortgagee:	Map-Parcel No.
Douglas M. McMillan, Trustee for Lenox West Associates, Limited	Commerce Union Bank 104 East Park Drive Brentwood, TN 37027	92-16; 120 92-16; 115 92-16; 116

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Douglas M. McMillan, Trustee
Affiant

Subscribed and sworn to before me, this the 12th day of December, 1986.

Denise M. Lillieyer
Notary Public

My Comm. Expires: 3-8-89

NOTARY PUBLIC STATE OF TENNESSEE

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, Commerce Union Bank, Trustee under the will of Cleary Gilmore, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Douglas M. McMillan, Trustee for Lenox West Associates, Limited, with full power to own, hold, convey, lease, sell encumber, contract with respect to and transfer the trust property alone, without the necessity of joinder of any beneficiary, hereinafter called the GRANTEE, his successors, and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

[SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE]

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR further covenants and binds itself, its successors and assigns, to warrant specially and forever defend the title to said real estate to GRANTEE, his heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not further or otherwise. 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, the GRANTOR has executed this Special Warranty Deed on this the 12th day of December, 1986.

COMMERCE UNION BANK, TRUSTEE

BY: M. Rich Scott Jr.
TITLE: Senior Vice President

72677

IDENTIFICATION REFERENCE

DEC 15 8 21 AM '86

FELIX E. WILSON REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer, a Notary Public in and for said County and State, the above-named M. Kirk Scobey Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office in Nashville, Tennessee, this the 12th day of December, 1986.

Denise M. Laumeyer
NOTARY PUBLIC

My Commission Expires: 3/8/89

EXHIBIT A

PROPERTY DESCRIPTION

TRACT I

Land in Davidson County, Tennessee, and being more particularly described in six (6) tracts as follows:

Being part of Lot No. 146 on the Map of Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County, and part of Lot No. 14 on the Map of John H. Williams First Subdivision of Blocks Nos. 147 and 148 of the Boyd Home Tract, as of record in Book 57, page 154, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of 19th Avenue South at the southeast corner of the property conveyed to Evans-Hailey Company, Inc., by deed from Margaret E. Conley, of record in Book 2635, page 161, said Register's Office; thence with said Evans-Hailey Company's southern boundary line westerly 150 feet to an alley; thence with the same southerly 30 feet, more or less, to the northwest corner of the property conveyed to Regie Moskivitz by deed from Joseph R. West, Clerk and Master, of record in Book 633, page 757, said Register's Office; thence with said Moskivitz' northern boundary line easterly 150 feet to the westerly margin of 19th Avenue South; thence with same northerly 30 feet to the beginning.

TRACT II

Being part of Lot No. 146 on the Map of Boyd Home Tract, as of record in Book 21, page 39, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of 19th Avenue South at the southeast corner of the property conveyed to W. O. Hester and wife, by deed from Donald M. Blauvelt and wife, of record in Book 1512, page 153, said Register's Office; thence with said Hester's southern boundary line westerly 150 feet to an alley; thence with same southerly 44 feet; thence easterly 150 feet to the westerly margin of 19th Avenue South; thence with same northerly 44 feet to the beginning.

TRACT III

Being Lot No. 13 on the map of John H. Williams' First Subdivision of Blocks Nos. 147 and 148 in the Boyd Home Tract, as of record in Book 57, page 154, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 39 feet on the westerly side of 19th Avenue South, formerly Douglas Avenue, and runs back between parallel lines, with the southerly margin of an alley, 150 feet to an alley in the rear.

TRACT IV

Being Lot No. 10 on the Map of John H. Williams' First Subdivision of Lots Nos. 147 and 148, Boyd Home Tract, of record in Book 57, page 154, Register's Office for Davidson County, Tennesese.

Said Lot No. 10 fronts 50 feet on the south side of West End Avenue and runs back between parallel lines 150 feet to an alley.

EXHIBIT A

PROPERTY DESCRIPTION

TRACT NO. V

Being part of Lot No. 14 on the Map of John H. William's First Subdivision of Blocks Nos. 147 and 148, in the Boyd Home Tract, as of record in Book 57, page 154, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of 19th Avenue South at the southeast corner of Lot No. 13; thence with the southerly line of Lot No. 13, westwardly 150 feet, more or less, to the easterly margin of an alley; thence with the said alley, southwardly 34-1/2 feet to the northwest corner of the Meek's northerly line, eastwardly 150 feet, more or less, to the westerly margin of 19th Avenue South; thence with said Avenue, northwardly 30 feet to the beginning.

TRACT NO. VI

Being Lot No. 11 on the Plan of John H. Williams' First Subdivision of Lots Nos. 147 and 148 of the Boyd Home Tract, as of record in Book No. 57, page 154, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 50 feet on the southerly side of West End Avenue and runs back between parallel lines, 150 feet to an alley.

Tracts I, II, III, IV, V and VI being the same property conveyed to Commerce Union Bank, Testamentary Trustee Under the Will of Patrick Cleary Gilmore by deeds from Evans-Hailey Company, Inc., a Tennessee corporation, of record in Book 4977, page 817, and Book 4985, page 207, Register's Office for Davidson County, Tennessee, as corrected in Book 5114, page 209, and Book 5114, page 213, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 7068 PAGE 269

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

80[illegible].00- CAMT.
2240.00 CSTAX
.50 PRFEE
12.00 WDF D
CHECK 2252.50-
676BA12/15/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72677

IDENTIFICATION REFERENCE

Dec 15 8 21 AM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 22552