ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
P.E.P. PROPERTIES, a Tennessee Partnership	Same	134-14-33
1417 Parker Place	Same	
Brentwood, Tn 37027	Same	

THIS INSTRUMENT PREPARED BY: WOODS & WOODS, 121 Seventeenth Avenue South, Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seven Hundred Thirty-Five Thousand and no/100 Dollars ($735,000.00), Fifty Thousand and no/100 Dollars ($50,000.00) paid in cash and the remaining balance to be paid purusant to a Promissory Note between the parties and secured by a Deed of Trust of even date, M. A. BORCHERT, unmarried (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the same P.E.P. PROPERTIES, a Tennessee partnership (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, consisting of Lot 1 on the recorded plan of Harding-Antioch Subdivision, a plat of which is of record in Book 6050, page 47, Register's Office for Davidson County, Tennessee and more fully 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. Matters shown on the owner's certificate and plat of the Property of record in Book 6050, page 47, Register's Office for Davidson County, Tennessee.

2. All easements, restrictions, zoning and other matters of record, including the restrictive covenant contained in the deed by which Grantor obtained title to this property, all of Grantor's rights, and interest in such covenant being specifically herein assigned and transferred to Grantee.

This is improved 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 heirs and assigns, forever.

And Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by himself, 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, its heirs 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 30th day of December, 1986.

M. A. BORCHERT, Unmarried

7 7 7 0 7

IDENTIFICATION REFERENCE

Dec 30 2 04 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

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 M. A. BORCHERT, an unmarried person, 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, ~~Florida~~ Tennessee, this 30th day of December, 1986.

Notary Public

My commission expires:

5-13-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $735,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

M. A. Borchert
Affiant

Sworn to and subscribed before me this the 30th day of December, 1986.

Notary Public

My commission expires:

5-13-90

EXHIBIT "A"

Being a parcel of land in the First Civil District, Thirty-First Councilmanic District, Nashville, Davidson County, Tennessee, located in the southwesterly quadrant of the intersection of Harding Place and Antioch Pike and being more particularly described as follows:

Beginning at a point in the southerly margin of Harding Place, said point being southwesterly 172 feet, more or less, from the centerline of Antioch Pike, said point also being northeasterly 277.88 feet from a concrete monument at the northeasterly corner of Lot No. 1 as shown on the plan of South Perimeter Park, Section Two, as of record in Book 5200, Page 365, R.O.D.C., said point also being the northwesterly most corner of the herein described parcel;

Thence, with the said southerly margin of Harding Place, N 62 deg. 28' 53" E, 98.32 feet to a point in the intersection of Harding Place and Antioch Pike;

Thence, with the said intersection of Harding Place and Antioch Pike, S 73 deg. 56' E, 68.78 feet to a point in the westerly margin of Antioch Pike;

Thence, with said westerly margin of Antioch Pike, S 32 deg. 44' 57" E, 138.45 feet to a point, said point being in the northerly line of the property conveyed to A. L. Cone, et ux, as of record in Book 1236, page 90, R.O.D.C.;

Thence, with the northwesterly line of A. L. Cone, et ux, property, S 54 deg. 29' 31" W, 143.37 feet to a point;

Thence, N 32 deg. 44' 57" W, 206.08 feet to the point of beginning.

Containing 27,000 S.F. or 0.62 acre, more or less.

Being the same property conveyed to M. A. Borchert, unmarried, by deed from Harding-Antioch, Inc., a Tennessee corporation, of record in Book 6291, page 145, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 7085 PAGE 970

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

7350[illegible] CANT
2058.[illegible] CSTAX
.50 [illegible]
9.00 WDE[illegible]
CHECK 2067.50-[illegible]
[illegible]2385A12/30/96 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.7.0.7.

IDENTIFICATION REFERENCE

DEC 30 2 04 PM '96

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 28062