Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
The Pierce Corporation 2100 West End Ave., Suite 800 Nashville, TN 37203	MORTGAGEE: Metropolitan Federal Savings & Loan Assoc. 230 4th Ave. N. Nashville, TN 37219	130-16-058
This instrument prepared by: Boult, Cummings, Conners & Berry (WLN) P.O. Box 198062, Nashville, Tennessee 37219		

B-31

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Nashville City Bank & Trust Co. ("Grantors") have bargained and sold, and hereby transfer and convey to The Pierce Corporation, a Tennessee corporation ("Grantee"), Grantee's successor's and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successor's and assigns, forever.

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 and assumed by Grantee.

2. Easements for water mains of record in Book 756, page 498 and sanitary sewers of record in Book 6548, page 113 Register's Office for Davidson County, Tennessee.

Grantors covenant with Grantee that the Property is free from all encumbrances made by Grantors, except as may be set forth herein.

Grantors further covenant to warrant and forever defend the title to the Property to Grantee, Grantee's successor's and assigns against the lawful claims of all persons claiming by, through, or under Grantors.

Executed this 31st day of December, 1986.

Nashville City Bank & Trust Co.

By: /Ronnie W. Cothron
Ronnie W. Cothron
Assistant Vice President

78602

IDENTIFICATION REFERENCE

Dec 31 2 39 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

STATE OF DAVIDSON

COUNTY OF TENNESSEE

Before me, William L. Norton III, a Notary Public of the State and County aforesaid, personally appeared Ronnie W. Cothron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Assistant Vice President of Nashville City Bank and Trust Co., the within named bargainor, a corporation, and that he as such Officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Assistant Vice President.

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

William L. Norton III
Notary Public

My Commission Expires: 1-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 500,000.00

The Pierce Corporation

By: Harold W. Pierce
Harold W. Pierce, ~~President~~ CHAIRMAN

Subscribed and sworn to before me this 31ST day of December, 1986.

William L. Norton III
Notary Public
My Commission Expires: 1-17-88

This is improved property, known as 5353 Hillsboro Rd. Nashville, Tennessee.

EXHIBIT A

Land in Davidson County, Tennessee, being the northeast part of Lot No. 7 on the unrecorded map of Guilford Dudley's Place as subdivided on Hillsboro Road, and described according to a copy of a survey made by Erle Drake, County Surveyor, January 20, 1931, as follows:

Beginning at a point in the center of Hillsboro Pike, as widened and located at the common corner of Lots 7 and 8, being the southeast corner of the property conveyed to George M. Dallas, of record in Book 928, page 162, Register's Office for said County; thence southerly with said Pike south 26 1/2° west 400 feet to a point which is 10 feet west of the center line of the same; thence leaving said Pike, north 64° 30' west 945 feet to a point; thence north 23° 45' east 400 feet to a stake at the common corner of Lots 7 and 8, and 9; thence with the line between Lots 7 and 8, south 64 1/2° east 963.7 feet, more or less, to beginning.

Being the same property conveyed to Nashville City Bank & Trust Co. by Trustee's Deed from John E. Murdock, III, Successor Trustee, of record in Book 6978, page 812, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF BOOK 7090 PAGE 110

FOR

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

50[illegible] CAMT.
[illegible] COTAX
.50 PRFEE
9.00 MTG T
CHECK 1409.50-
3458-12/31/96 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7-8-6-0-2

IDENTIFYING REFERENCE

Dec 31 2 39 PM '96

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29125