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Address New Owner:	Map-Parcel Numbers:
Volunteer Electric, Inc. P. O. Box 100117 Nashville, Tennessee 37210	94-158
Send Tax Bills To:	**Address of Mortgagee:**
SAME AS ABOVE	Commerce Union Bank One Commerce Place Nashville, Tennessee 37210

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, NASHVILLE CITY BANK AND TRUST CO., a Tennessee banking corporation (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said VOLUNTEER ELECTRIC, INC., a Tennessee corporation (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, together with all improvements located thereon (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters listed in Exhibit B which is attached hereto and incorporated herein by reference.

The Property is conveyed without representation or warranty as to the condition of the improvements, it being understood that said improvements are being sold "as is."

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $467,500.00.

Affiant

Subscribed and sworn to before me this 31st day of March, 1987.

John R. Hayes
Notary Public
My Commission Expires: 11/12/90

NOTARY PUBLIC AT LARGE

This is improved property, known as 191-195 River Hills Drive, Nashville, Tennessee. BOOK 7187 PAGE 420

TO HAVE AND TO HOLD the said Property 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 Grantor is lawfully seized and possessed of the Property in fee simple and has good right to convey it, and that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth in this Deed; provided, however, that Grantor shall be liable for breach of the foregoing warranties, and damages occasioned thereby, only if such claim is asserted by a person claiming by, through or under Grantor.

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

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of March, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Nashville City Bank and Trust Co.

By: Donald F. Barrickman
Donald F. Barrickman
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John R. Haynes, a Notary Public of the State and County aforesaid, personally appeared Donald F. Barrickman, 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 of Nashville City Bank and Trust Co., the within named bargainor, a Tennessee banking corporation, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the banking corporation by himself as Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 31st day of March, 1987.

John R. Haynes
Notary Public.
My Commission Expires: 11/12/90

EXHIBIT A

Lot 2, Section 21, Riverhills Industrial Park, as shown on plat of record in Plat Book 5210, Page 264 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the property conveyed to Nashville City Bank and Trust Co. by Deed of record in Book 7143, page 101, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the current year which have been prorated between the parties.

2. Easements and all other matters shown on the Plat recorded in Book 5210, page 264, Register's Office for Davidson County, Tennessee.

3. Lease Agreement, dated March 6, 1987, by and between Nashville City Bank and Trust Co., as Lessor, and G. M. Decorating, Inc., Gary Mock and Daniel A. Gilbert, as Lessees.

4. Lease Agreement, dated April 15, 1984, by and between Ward and Walsh Partnership, as Lessor, and Harvey Freeman and Sons, Inc., as Lessee.

098.63
IDENTIFICATION REFERENCE
Apr 1 8 29 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
USCH

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

467500.00- CAMT.
1309.00 CSTAX
.50 RPFEE
12.00 WDE D
CHECK 1321.50-
8741A04/31/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 9 8 6 3

IDENTIFICATION/REFERENCE
Apr 1

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
87 APR 29 AM 8 1

No. 63708