SPECIAL WARRANTY DEED

FROM: MATLOCK TRAILER CORP.

BOOK 7246 PAGE 47

TO: PRICE RAY PORTER

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Esquire
Baker Worthington Crossley Stansberry & Woolf
Thirtieth Floor, L & C Tower
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Price Ray Porter (NAME)	SAME (NAME)	94-112
P.O. Box 100966 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37210 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $140,000.

Affiant

Subscribed and sworn to before me this the 21st day of May, 1987.

My commission expires: 3-11-91 (Affix seal)

Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by PRICE RAY PORTER, (the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, MATLOCK TRAILER CORP., a Tennessee corporation, (the "Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantee, PRICE RAY PORTER, his heirs and assigns, certain real estate in Davidson County, State of Tennessee, being more particularly described as follows:

A certain tract or parcel of land situated in the Third Civil District of Davidson County, Tennessee, bounded on the south by Visco Drive, on the northwest by the Cumberland River, and on the northeast by Old Brown's Creek, now abandoned, and more particularly described according to a survey of Barge, Waggoner and Sumner, Inc., Engineers, dated October 23, 1967, File No. 1968, as follows:

Beginning at a point on the northerly margin of Visco Drive, said point being 477 feet, more or less, westerly from the center of Omohundro Drive;

Thence, continuing with the northerly margin of Visco Drive, and around a curve to the left having a radius of 500.0 feet, and a central angle of 17 degrees 11', a curve length of 150.0 feet to a point;

Thence leaving Visco Drive, radially, North 6 degrees 03' West 180.0 feet to a point;

Thence North 27 degrees 23' West passing a witness monument at 441.91 feet, a total distance of 484.5 feet to the low water line of the Cumberland River;

Thence, with the low water line of the Cumberland River North 85 degrees 55' East 155.0 feet to a point;

Thence, North 72 degrees 35' East 130.0 feet to the intersection of Old Brown's Creek and the low water line of the Cumberland River;

Thence, with Brown's Creek, South 57 degrees 28' East 250.95 feet to a point;

Thence, leaving Brown's Creek, South 11 degrees 08' West passing a witness monument at 59.0 feet, a total distance of 540.47 feet to the point of beginning and containing, according to said survey 3.92 acres, more or less.

Being the same property conveyed to Matlock Truck Body and Trailer Corp., a Tennessee corporation, by deed from Hoover, Inc., a Tennessee corporation, of record in Book 4817, Page 582, Register's Office for Davidson County, Tennessee.

By Articles of Amendment to Charter of Incorporation of record in Book 5319, Page 139, Register's Office for Davidson County, Tennessee, the name of Matlock Truck Body and Trailer Corp. was changed to Matlock Trailer Corp.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

This property is located in a flood hazard area as per Federal Emergency Management Agency Flood Boundary and Floodway Map Community Panel No. 470040-0186, dated June 15, 1982.

Further, this conveyance is given subject to:

1. 1987 taxes, a lien, but not yet due and payable.

2. Easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by grant from Vine Street Realty Company, of record in Book 3857, Page 676, Register's Office for Davidson County, Tennessee.

3. Flowage easement in connection with operation of Cheatham Lock and Dam Project (Tract No. N-1400-E) as more fully set out in instrument of record in Book 2271, Page 285, Register's Office for Davidson County, Tennessee.

4. A 10-foot drainage and utility easement along the westerly boundary of the property, running from Visco Drive to the Cumberland River.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said PRICE RAY PORTER, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee, that it is lawfully seized and possessed of said real estate in fee simple; has a good right to convey it, and the same is unencumbered except as set out herein.

And Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said real estate to the said PRICE RAY PORTER, his heirs and assigns, against the lawful claims of all persons claiming by, through or under it, but not otherwise.

Witness my hand this 21st day of May, 1987, the corporate party having caused its name to be signed hereto by its duly authorized officer on said day and date.

MATLOCK TRAILER CORP., A Tennessee Corporation

By: _____
W. R. Douglas, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. R. Douglas, President of MATLOCK TRAILER CORP., (the "maker"), 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 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 21st day of May, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-11-91

29031

IDENTIFICATION REFERENCE

MAY 22 2 55 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 7246 PAGE 50

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

140000.00- CAMT.
392.00 CSTAX
.50 PRFEE
4.00 WDEED
CHECK 4396.50-
0802A05/22/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29031

IDENTIFI REFERENCE

MAY 22 2 55 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 85281