This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Smiley & Atchison One	Same	Map 26
Northchase, Inc.		Parcel 92.
101 Westpark Drive, Ste. 260		
Brentwood, Tennessee 37027		
Mortgagee: Commerce Union Bank		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Smiley & Atchison Investments, Inc., a Tennessee corporation, hereinafter GRANTOR, has bargained and sold, and by these presents does transfer and convey unto SMILEY & ATCHISON ONE NORTHCHASE, INC., a Tennessee corporation, hereinafter the GRANTEE, its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in the Second Civil District of Goodlettsville, Davidson County, Tennessee, more particularly described as Lot Number 2 on the Plat of Northchase at Rivergate of record in Book 6900, page 361, Register's Office for Davidson County, Tennessee. Being a portion of the property conveyed to Smiley & Atchison Investments, Inc., by Warranty Deed from Webb/Rivergate Ventures, a Tennessee partnership, dated November 13, 1986, of record in Book 7039, Page 953, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as One Northchase Drive, Goodlettsville, Tennessee.

This conveyance of the property herein described and all covenants and warranties contained herein, are made expressly subject to the following:

1. Taxes for 1987 a lien but not yet due and payable.

2. Communications Systems Right of Way and Easement Agreement conveyed to American Telephone and Telegraph Company, dated March 11, 1986, of record in Book 6806, page 843, Register's Office for Davidson County, Tennessee.

3. Agreement for dedication of easement for sanitary sewers of record in Book 6726, page 734, Register's Office for Davidson County, Tennessee.

4. Matters shown on the Plan of Northchase at Rivergate, of record in Book 6800, page 361, Register's Office for Davidson County, Tennessee.

5. Lack of access to and from Interstate Highway 65.

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, its successors, representatives and assigns, forever. And GRANTOR does covenant with said GRANTEE that the property is free from all encumbrances made or suffered by itself, except to the extent otherwise set forth in this Deed. And GRANTOR does further covenant and bind itself to warrant and forever defend the title to the said land to the said GRANTEE, its successors, representatives, and assigns, against the lawful claims of all persons claiming by, through, or under it, but no further, subject, however, as aforesaid.

Whenever 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 hereunto set its hand this 25 day of June, 1987.

SMILEY & ATCHISON INVESTMENTS, INC.

By: _____

Its: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Sharon L. Adcock, a Notary Public of the State and County aforesaid, Larry A. Atchison 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 Smiley & Atchison Investments, Inc., 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, at office, this 8th day of ~~June~~ July, 1987.

NOTARY PUBLIC DAVIDSON COUNTY, TN

Sharon L. Adcock
Notary Public

My Commission Expires: 1-21-90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 588,225.35 This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 8th day of July, 1987.

Sharon L. Adcock
Notary Public

My Commission Expires: 1-21-90

NOTARY PUBLIC DAVIDSON COUNTY, TN

4426.9

IDENTIFI REFERENCE

JUL 9 11 21 AM '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 7292 PAGE 325

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			580225.00- CAMT.	
			1646.96 CSTAX	
			.50 PRFEE	
			9.00 MDEED	
			CHECK 165[illegible].46-	
			813IA07/09/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.4.2.6.9

IDENTIFICATION REFERENCE

Jul 9 11 21 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102340