Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To :
Mr. Herbert N. Lee, Jr. and wife, Linda P. Lee Nashville Insulated Wire Co., Inc. 2111 Utopia Avenue Nashville, Tennessee 37211	175-00-0-146	SAME

This instrument prepared by: Boult, Cummings, Conners & Berry (KSH)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

File

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN THOUSAND and No/100 DOLLARS ($10,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, JACKSON BUSINESS PARK ASSOCIATES, a Tennessee joint venture (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to HERBERT N. LEE, JR. and wife, LINDA P. LEE (the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly 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. Real estate taxes for the current year which have been prorated between the parties.

2. Restrictive covenants contained in instrument of record in Book 6060, page 449, Register's Office of Davidson County, Tennessee.

3. A 35-foot easement for public utility and drainage and for ingress and egress granted unto the Metropolitan Government of Nashville and Davidson County, of record in Book 6109, page 330, Register's Office for Davidson County, Tennessee.

4. Grantor reserves unto itself, its successors and assigns, an easement upon the Property for a sign, said easement being a semicircle with a radius of twenty-six (26) feet and emanating from an iron pin at the northernmost radius curve return at the intersection of the Right-of-Way of Owen Drive and Old Hickory Boulevard as shown on the Plan for Jackson Business Park of record in Book 6200, page 446, Register's Office for Davidson County, Tennessee.

5. Matters shown on the Plan of record in Book 6200, page 446, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $214,320.00.

Herbert N. Lee, Jr.
Affiant

Subscribed and sworn to before me this 6th day of April, 1988.

John R. Haynes
Notary Public
My Commission Expires: 12/13/90

This is unimproved property, known as Lot 7, Jackson Business Park.

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

Grantor covenants with the Grantees that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantees, Grantees' heirs and assigns against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 6th day of April, 1988.

JACKSON BUSINESS PARK ASSOCIATES

By: Southeast Venture Companies, Inc., Venturer

By: Joseph V. Ferrell

Title: V-Pres.

By: Union Financial Corporation, Venturer

By: Glenn L. Lammon

Title: Chm.

By: W. Owen Ferrell
W. Owen Ferrell, Venturer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, John R. Haynes, Notary Public, Joseph V. Ferrell, with whom I am personally acquainted and who acknowledged that he is the Vice-President of SOUTHEAST VENTURE COMPANIES, INC., a corporation, and that said corporation is a joint venturer of JACKSON BUSINESS PARK ASSOCIATES, a Tennessee joint venture, and is authorized by said corporation, said corporation being authorized by JACKSON BUSINESS PARK ASSOCIATES to execute this instrument on behalf of JACKSON BUSINESS PARK ASSOCIATES.

WITNESS my hand, at office, this 6th day of April, 1988.

John R. Haynes
Notary Public

My Commission Expires: 12/28/90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Margorie A. Ray, Notary Public, Glenn L. Lawrence, with whom I am personally acquainted and who acknowledged that he is the Chairman of UNION FINANCIAL CORPORATION, a corporation, and that said corporation is a joint venturer of JACKSON BUSINESS PARK ASSOCIATES, a Tennessee joint venture, and is authorized by said corporation, said corporation being authorized by JACKSON BUSINESS PARK ASSOCIATES to execute this instrument on behalf of JACKSON BUSINESS PARK ASSOCIATES.

WITNESS my hand, at office, this 6th day of April, 1988.

Margorie A. Ray
Notary Public

My Commission Expires: Oct. 9, 1991

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, MARY H. HINSON, Notary Public, W. Owen Ferrell, 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 a joint venturer of JACKSON BUSINESS PARK ASSOCIATES, a Tennessee joint venture, and is authorized to execute this instrument on behalf of JACKSON BUSINESS PARK ASSOCIATES.

WITNESS my hand, at office, this 6th day of April, 1988.

Mary H. Hinson
Notary Public

My Commission Expires: 9/11/91

EXHIBIT "A"

BOOK 7510 PAGE 209

Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of Lot 7, Jackson Business Park, of record in Book 6200, page 446, Register's Office for said County, to which reference is hereby made for a more accurate description thereof.

Being part of the same property conveyed to Jackson Business Park Associates, a Tennessee Joint Venture, by deed from W. Owen Ferrell and wife, Ruth Jackson Ferrell a/k/a Mary Ruth Jackson Ferrell, of record in Book 6089, page 612, Register's Office for Davidson County, Tennessee.

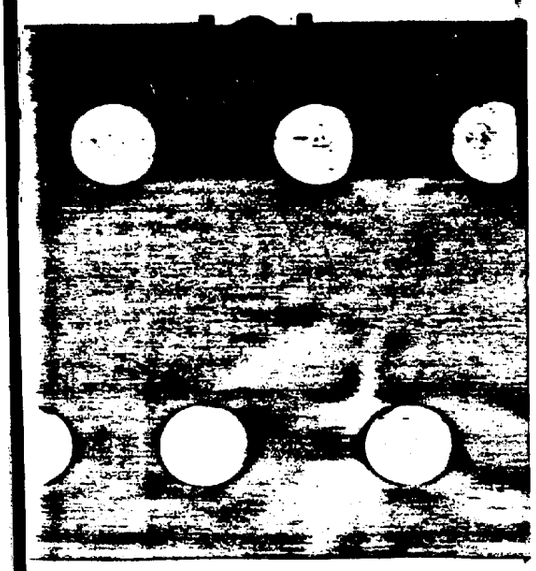
19243

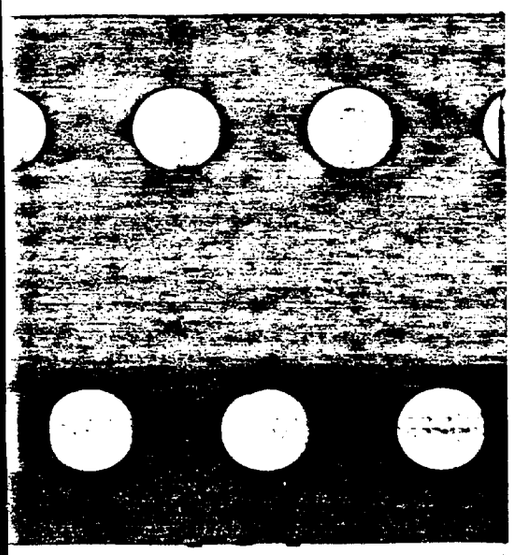
IDENTIFICATION REFERENCE

APR 6 2 04 PM '88

FELIX Z WILSON TN REGISTER
DAVIDSON COUNTY TN

1907 04/06 0101 03CHECK 612.54





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7510 PAGE 210

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
214320.00
CON TX 600.04
PRFEE 0.50
WDEED 12.00
~~TOTAL 612.54~~
~~CHECK 612.54~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/06/88 01 14:04 0001 1907

19243

IDENTIFICATION REFERENCE

APR 6 2 04 PM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 78095