BOOK 7570 PAGE 181

FROM: Stephen P. Sandler, Trustee for Trust No. 101

TO: F.A. Harwell and John A. Harwell

This instrument prepared by: DEARBORN & EWING, ATTORNEYS Suite 1200, One Commerce Place Nashville, Tennessee 37239

4172 06/10 0101 03SHEET 129.50

Address New Owner: F.A. Harwell and John A. Harwell 5341 Weber Road Hermitage, Tennessee 37076

Mortgagee: Third National Bank in Nashville

Map-Parcel No. Map 96-1, Parcel 17 Field Book No. 3DZ-65640

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

John Harwell
Affiant

Subscribed and sworn to before me, this the 10th day of June, 1988.

Notary Public

My Commission Expires:
3/19/91

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Stephen P. Sandler, Trustee for Trust No. 101, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto F.A. Harwell and John A. Harwell hereinafter called the GRANTEE, his successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

[SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.]

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its heirs, successors and assigns, forever.

GRANTOR further covenants and binds itself, its heirs, representatives, and successors to warrant specially and forever defend the title to said real estate to GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR has executed this Special Warranty Deed solely in his capacity as Trustee for Trust No. 101. Further, GRANTOR represents and warrants that he has authority to execute this instrument without joinder of beneficiary.

IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed on the 10TH day of June, 1988.

Stephen P. Sandler,
Trustee for Trust No. 101,
in his capacity as Trustee

3891.4

IDENTIFICATION

JUN 10 3 56 PM '88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ARTHUR R. WELHOELTER Stephen P. Sandler, Trustee for Trust No. 101, 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 Trustee of the maker, and that he is authorized to execute this instrument on behalf of the maker.

Witness my hand and seal, at office in NASHVILLE, TENNESSEE, this the 10TH day of JUNE, 1988

NOTARY PUBLIC

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

My Commission Expires: 3/19/91

CMC723/2

EXHIBIT A

Property Description

Being part of Lots Nos. 9 and 10 on the Map showing the Subdivision of the Jere Bowen Land, as of record in Plan Book 2, page 134, Chancery Court at Nashville described according to a survey made by Michael V. Holmes, Surveyor, June 21, 1979, as follows:

BEGINNING at an iron pin on the northeasterly side of the Old Lebanon Pike at the southwest corner of a part of Lot No. 10 conveyed to H.E. Alexander, et al, by William Bernard McMillen and wife, by deed of record in Book 2539, page 600, Register's Office; thence with the northeasterly side of said Pike, north 40° 46' 18" west 161.49 feet to an iron pin; north 44° 24' 05" west 60 feet to an iron pin, and north 47° 36' 41" west 70 feet to the northeast corner of said Pike and Benson Avenue; thence with the easterly side of said Avenue, north 18° 31' 49" east 283.8 feet to an iron pin, thence with a fence, south 77° 52' 36" east 293 feet to an iron pin, the northwest corner of a part of Lot No. 10 conveyed to J.W. Etheridge and wife, by M.E. Benson and wife, by deed of record in Book 1025, page 43, said Register's Office; thence with Etheridge's western boundary line, south 6° 11' 26" west with a fence 159 feet to Etheridge's southwest corner; thence with Etheridge's southern boundary line south 83° 30' 29" east 169.35 feet to an iron pin; thence with a fence, south 5° 19' 59" west 94.56 feet to an iron pin in the northeast corner of said H.E. Alexander et al's property; thence with their northern boundary line, north 70° 57' 40" west 199.97 feet to their northwest corner; thence with their western boundary line, south 31° 29' 38" west 250.32 feet to the beginning, containing 2.82 acres more or less.

Being part of the same property conveyed to Stephen P. Sandler, not personally, but solely as trustee, under the terms and provisions of that certain trust agreement dated July 12, 1979, and known as Trust 101, with full power to transfer, mortgage, convey and encumber or otherwise deal with any matters involving title to the real estate without joinder of any beneficiary by deed from Donelson Shopping Center Corp. of record in Book 5468, page 688, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. 1988 Metropolitan Government taxes--a lien but not yet due and payable. (Field Book No. 3DZ 65640; Map 96-1, Parcel 17)

(If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. Grantor assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. §67-5-603 et seq.)

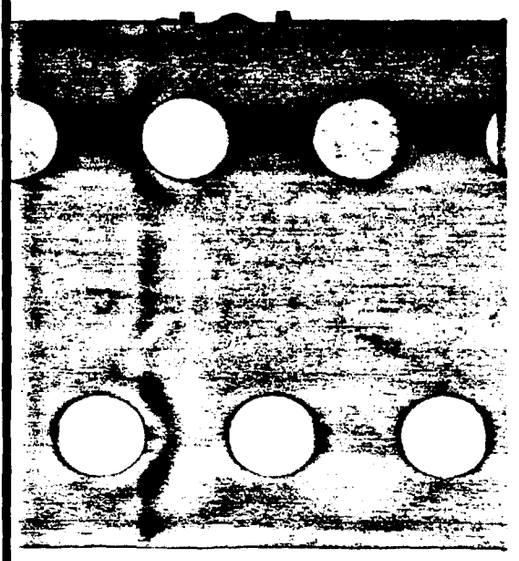
2. Right-of-Way Easement as contained in the deed of record in Book 633, page 596, said Register's Office.

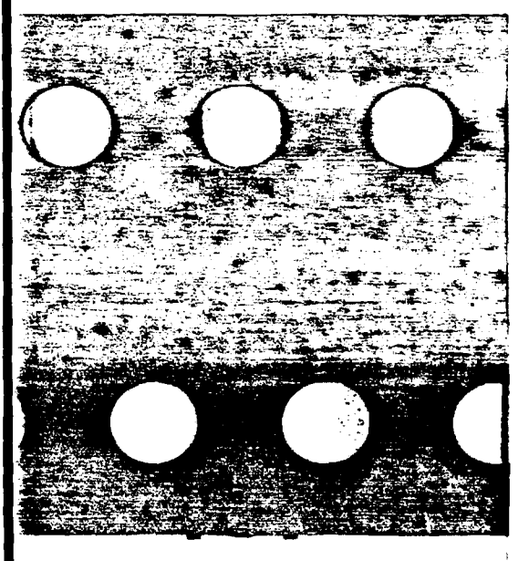
3. Water Main Easement of record in Book 3103, page 83, said Register's Office.

4. Water Main Easement of record in Book 3130, page 315, said Register's Office.

5. Sanitary Sewer and/or Storm Drainage Easement and any temporary construction easements as contained in an instrument of record in Book 4793, page 723, said Register's Office.

6. All matters as shown on the Plan of Donelson Shopping Center, of record in Book 3106, page 6, said Register's Office.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7570 PAGE 184

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

~~400000.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~CON TX 1120.00~~
PRFEE 0.50
WDEED 9.00
TOTAL 1129.50
CHECK 1129.50

06/10/88 01 15:54 0001 4192

3891.4

IDENTIFICATION REFERENCE

JUN 10 3 56 PM '88

FELIX Z. WILSON RT REGISTER
DAVIDSON COUNTY, TN

No. 101043