File Box 21

This instrument prepared by:
L. L. Chastain
Grissim Hodges Attorneys
323 Union Street
Nashville, Tennessee 37201

BOOK 7588 PAGE 101

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Walter G. Knestrick 2617 Grandview Ave. Nashville, TN 37211	Walter G. Knestrick 2617 Grandview Ave. Nashville, TN 37211	183/100

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, KIRKHILL, INC., a California corporation, (hereinafter referred to as "Grantor"), has bargained and sold and by these presents does transfer and convey unto WALTER G. KNESTRICK, a married man, (hereinafter referred to as "Grantee"), his heirs and assigns, that certain parcel of land in Davidson County, Tennessee, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference, together with all personal property owned by the Grantor and used in the operation of the improvements and located on the premises conveyed herein.

TO HAVE AND TO HOLD the said parcel of land, with the estate, appurtenances, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as of record.

And Grantor does further covenant and bind itself, its successors, representatives, and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through, or under the said Grantor, but not otherwise.

WITNESS my hand on this the 29th day of June, 1988.

1688 06/30 0101 03CHECK 275.50

45367

IDENTIFICATION REFERENCE

JUN 30 2 01 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECEIVED

KIRKHILL, INC.

By: Gary A. Rispelle

Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Gary Riopelle, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of KIRKHILL, INC., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as such President.

WITNESS my hand and seal at Nashville, Tennessee, this 29th day of June, 1988.

Tonya L. Chastain
NOTARY PUBLIC

My Commission Expires: 3-8-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $95,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 28th day of June, 1988.

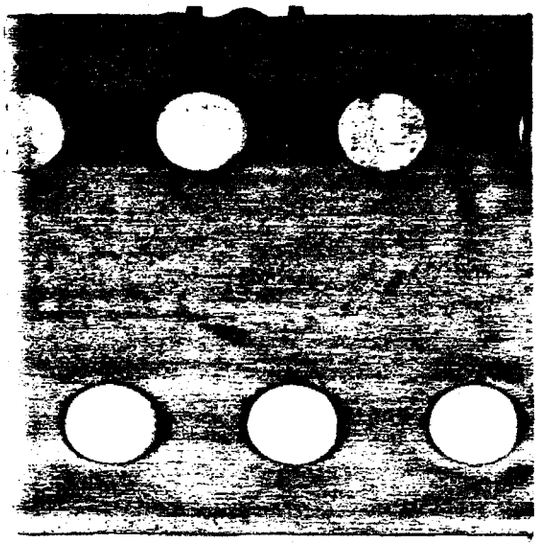
Tonya L. Chastain
NOTARY PUBLIC

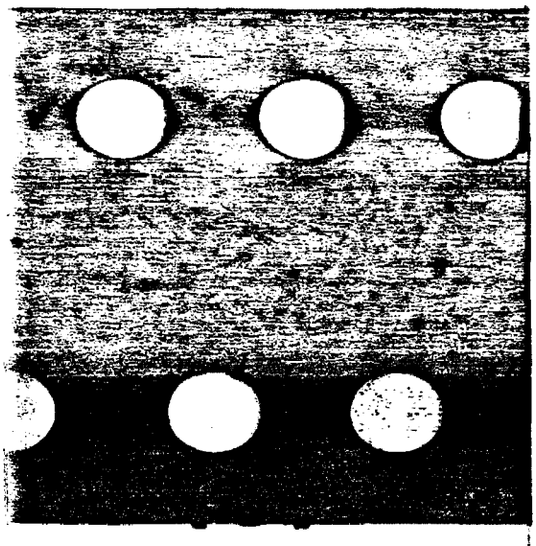
My Commission Expires: 3-8-89

EXHIBIT 'A'

Being Lot No. 3 on the subdivision of Lot Number One, Interchange City Industrial Park, Section XXXI, of record in Plat Book 6900, Page 704, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Kirkhill, Inc., a California corporation, its successors and assigns, by deed from McDowell Development Corporation, a Tennessee corporation, of record in Book 5826, Page 266, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7588 PAGE 104

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 95000.00
				CON TX 266.00
				PRFEE 0.50
				WDEED 9.00
				TOTAL 275.50
				CHECK 275.50
06/30/88		01		14:02 0001 1688

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45367

IDENTIFICATION REFERENCE

JUN 30 2 01 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108440