37

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
H.N.S. Properties 2616 Grissom Drive Nashville, Tennessee 37204	106 - 2 - 65	T. Michael Hayes H.N.S. Properties 2616 Grissom Drive Nashville, TN 37204

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

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, FESSLERS LANE ASSOCIATES, an Indiana limited partnership, (the "Grantor") has bargained and sold, and by these presents transfers and conveys to H.N.S. PROPERTIES, a general partnership consisting of Thomas Michael Hayes, Edward H. Netherland, Desiree S. Netherland, and Judy Ann Hayes (the "Grantee"), Grantee's successors 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. Applicable building and zoning laws.

2. All matters shown on that survey of the Property dated August 19, 1988, by Ragan-Smith-Murphy, said survey being Job No. 87-058.

3. All matters shown on the Plat of Resubdivision of Lot 6 of Fesslers Lane Business Park, of record in Book 6900, page 386, Register's Office for Davidson County, Tennessee.

4. Real estate taxes for the current year which have been prorated between the parties.

5. Declaration of Restrictive Covenants of record at Book 6834, page 921, in the Register's Office of Davidson County.

6. Undated lease between Fesslers Lane Business Park as lessor, and Omni Outdoor Advertising, Nashville, TN as lessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $199,529.00.

Desiree S Netherland
Affiant

Subscribed and sworn to before me this 26th day of August, 1988.

Lee Ellis Warbington
Notary Public
My Commission Expires: 11-12-89

This is unimproved property, known as Lot 6B of Fesslers Lane Business Park.

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

Grantor covenants with the Grantee 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 Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Grantor warrants that it is the same entity as "Fesslers Lane Associates, a Limited Partnership," said entity being designated as the grantee on the deed to Grantor from Thomas C. Scott, Trustee and Hugh Entrekin, of record at Book 6784, page 883, said Register's Office.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 26th day of August, 1988.

GRANTOR:

Fesslers Lane Associates, an Indiana limited partnership

By: _____
Thomas C. Gibson,
Managing General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lee Ellis Warbington, Notary Public, Thomas C. Gibson, 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 Managing General Partner of Fesslers Lane Associates, an Indiana limited partnership, and is authorized to execute this instrument on behalf of Fesslers Lane Associates.

WITNESS my hand, at office, this 26th day of August, 1988.

_____
Notary Public

My Commission Expires: 4-12-89

62466

TENNESSEE REFERENCE

AUG 26 2 25 PM '88

EXHIBIT A

A tract of land situated in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, being all of lot 6B on the plat of Fesslers Lane Business Park Resubdivision of Lot 6, of record in Plat Book 6900, page 386, Register's Office for Davidson County, Tennessee, and being more fully described as follows:

Beginning at a set iron pin on the southerly right-of-way line of Fesslers Parkway and being a common point between lots 6A and 6B and proceeding as follows:

Along said right-of-way with a curve to the left having a radius of 85.00 feet, a distance of 88.82 feet to an iron pin set. Said curve has a chord bearing and distance of S 76° 05' 13" E, 84.84 feet;

Thence, with a common property line between lot 5 and this tract, S 52° 03' 19" E, for a distance of 105.93 feet to an iron pin set;

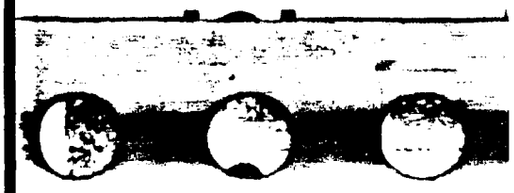
Thence, with the same, S 10° 49' 44" W, a distance of 310.06 feet to an iron pin set in the northerly right-of-way of Interstate 40;

Thence, running with said northerly right-of-way of Interstate 40, N 52° 41' 20" W, a distance of 350.12 feet to an iron pin set;

Thence, with a common property line between aforesaid lots 6A and this tract (6B), N 43° 50' 58" E for a distance of 246.61 feet to the point of beginning and containing 71,820 square feet or 1.649 acres of land more or less.

Being the same land conveyed to "Fesslers Lane Associates, a Limited Partnership" by deed from Thomas C. Scott, Trustee, and Hugh Entrekin, of record at Book 6784, page 883, said register's office.

1403 08/26 0101 03CHECK 667-85



OFFICIAL RECEIPT

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

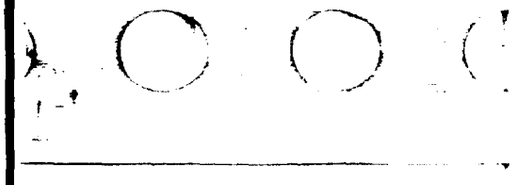
RECEIVED OF _____

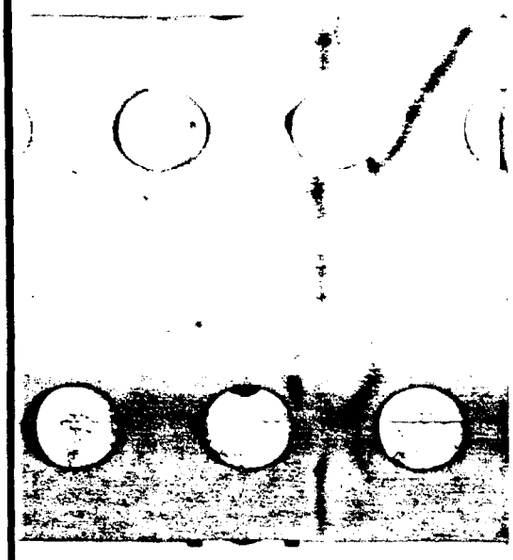
FOR _____

BOOK 7637 PAGE 142

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





RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62466

TENTIC TREFFRENO

AUG 26 2 25 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

CAMT	199529.00
CON TX	658.35
PRFEE	0.50
WDEED	9.00
TOTAL	667.85
CHECK	667.85

08/26/88 01 14:28 0001 1403

No. 127906